

Send Tax Notice To:

Sunny R. Clowdus
4812 Caldwell Mill Road
Birmingham, Alabama 35242-4424
PID# 10-2-03-0-001-038.009

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby County**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Ten and 00/100 (\$10.00)
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Mildred N. Allman, an unmarried woman

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Sunny R. Clowdus and Cynthia Lea Clowdus

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
either of them, then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in **Shelby**
County, Alabama, to-wit:

**An undivided One-half (1/2) interest in the following described
parcel:**

**Lot 1, according to the Amended Map of Brentwood Estates
recorded in Map Book 7, Page 171, in the Probate Office of
Shelby County, Alabama.**

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2000 and subsequent years not yet due
and payable.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor forever; it being the intention of the parties to this
conveyance, that, unless the joint tenancy hereby created is severed or terminated during the
joint lives of the GRANTEES herein, in the event one GRANTEE herein survives the other,
the entire interest in fee simple in and to the property described hereinabove shall pass to the
surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the
GRANTEES herein shall take as tenants in common.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

Inst # 2000-15678

05/11/2000-15678

**4:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE**

002 HNS 12.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 9th
day of May, 2000.

Mildred N. Allman
Mildred N. Allman

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mildred N. Allman, an unmarried woman** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9 day of May, 2000.

Robert L. Gode
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/3/01

(AFFIX SEAL)

OUR FILE NO.: 00024RBA

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
3200 Lorna Road
Birmingham, AL 35216

Inst # 2000-15678

05/11/2000-15678
11:45:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 NNS 12.00