

Document Prepared By:
L.H. (Woody) Hamilton Jr., P.C.
4 Office Park Circle, Ste 303
Birmingham, Alabama 35223

Send Tax Notice To:

GENERAL WARRANTY DEED-Joint Tenants with rights of survivorship

STATE OF ALABAMA
SHELBY COUNTY

}
} **KNOW ALL MEN BY THESE PRESENTS**

THAT IN CONSIDERATION OF **Five Hundred and 00/100 DOLLARS (\$500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we, **Jimmie R. Ryan, a single man**

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto
Michael A. Ryan and Tina Ryan ,

(herein referred to as Grantee(s)) for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby County, Alabama** to wit: Lot 35, according to the Amended Map of Dogwood First, Third Phase, as recorded in Map Book 18, Page 92 and 92-A, in the Probate Office of Shelby County, Alabama

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes not due.

\$5.00 of consideration above paid from the proceeds of a purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) for their joint lives as joint tenants with rights of survivorship as stated above, and his/her/their heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this date: October 30, 2001

GRANTOR(S)

Jimmie R. Ryan by Jean Pearson
his attorney in fact (SEAL)
Jimmie R. Ryan by Jean Pearson his
attorney in fact

STATE OF Arkansas
COUNTY OF Sebastian

I, the undersigned notary public in for said State, hereby certify that, **Jimmie R. Ryan**, 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 this document, executed the same voluntarily, on the same bears date

Given under my hand and signed this date: October 30, 2001

My Commission Expires: 1-22-2011

by Jean Pearson his
attorney in fact
[Signature]
NOTARY PUBLIC
SEBASTIAN CO., ARKANSAS

Inst # 2001-52654

12/04/2001-52654
03:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 11.50

Inst # 2001-52654