

This instrument was prepared by:

(Name) _____
(Address) _____

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 500.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

Charles W. Erwin and wife, Beth F. Erwin

(herein referred to as grantors), do grant, bargain, sell and convey unto

Charles W. Erwin and Beth F. Erwin and Charles W. Erwin, Jr.

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 1193, according to the map of First Addition, Old Cahaba, Phase III, as recorded in Map Book 28, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO taxes for the year 2002 and subsequent years, easements, restrictions, reservations, rights-of-ways, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

Inst # 2002-15674

04/04/2002-15674
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MFL 12.50

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns 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 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this _____ day of April, 2002.

WITNESS

Deborah Lewis (Seal)
Michelle D. Dettl (Seal)
Cheryl A. Smith (Seal)

Charles W. Erwin (Seal)
Charles W. Erwin (Seal)
Beth F. Erwin (Seal)
Beth F. Erwin

STATE OF ALABAMA

County }

General Acknowledgment

I, THE UNDERSIGNED _____, a Notary Public in and for said County, in said State, hereby certify that Charles W. Erwin and wife, Beth F. Erwin, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of April, A.D., 2002.

11-8-02

My Commission Expires:

Jesse K. Johnson
Notary Public

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