

THIS IS A TRUE AND CERTIFIED COPY OF THE ORIGINAL DEED WHICH WAS LOST OR MISPLACED.

**WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

20030709000432050 Pg 1/1 131.00  
Shelby Cnty Judge of Probate, AL  
07/09/2003 08:50:00 FILED/CERTIFIED

STATE OF ALABAMA  
County of SHELBY  
Presents:

Send Tax Notice To:  
MARGARET EVANS and KAREN EVANS  
3355 N WILDEWOOD DRIVE  
PELHAM, ALABAMA 35124

That in consideration of

THAT IN CONSIDERATION OF One Hundred Twenty Thousand and 00/100 DOLLARS (120,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MARY J. BRIDGEWATER, A WIDOW

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

MARGARET EVANS and KAREN EVANS

(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 11, according to the Amended Map of Wildewood Village, Third Addition, as recorded in Map Book 8, Page 182, in the Office of the Judge of Probate of Shelby County, Alabama.

**Subject to Easements, Restrictions and rights of way of record.**

**\$71,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.**

**MARY J. BRIDGEWATER IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED FILED 7-22-85 IN BOOK 034 PAGE 798**

To Have And To Hold unto the said Grantees MARGARET EVANS and KAREN EVANS 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 the 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 a 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 22nd day of April, 2003.

WITNESS:

\_\_\_\_\_(Seal) Mary J. Bridgewater (Seal)  
MARY J. BRIDGEWATER

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that MARY J. BRIDGEWATER A WIDOW 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, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April A.D., 2003.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/14/06

Wally E. Malone

62320

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

Central Alabama Title Co.