


Send Tax Notice to:
Ben J. & Tracey Praytor
130 Bridgewater Drive
Helena, AL 35080


20040924000526840 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
09/24/2004 08:47:00 FILED/CERTIFIED

PREPARED BY:
CLIFFORD W. HARDY, JR.
Attorney at Law, 1600-3RD AVE. NO.
Bessemer, AL 35020

W A R R A N T Y D E E D

JOINT GRANTEES WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENT

That in consideration of the sum of \$10,000.00 ^{10K} ONE & NO/100 (\$1.00) DOLLAR and other good & valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, WE, BEN J. PRAYTOR and wife TRACY PRAYTOR, do hereby grant, bargain, sell, and convey unto DONALD R. PRAYTOR and wife VEDA T. PRAYTOR, A LIFE ESTATE, in and to the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 229, according to the Amended Map of Riverwoods, Second Sector, as recorded in Map Book 29, Page 121, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEES, as joint tenants, with right of survivorship, it being the intention of the parties to this conveyance, (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 LIFE ESTATE shall pass to the surviving GRANTEE and if one does not survive the other, the LIFE ESTATE terminates.

And we do for ourselves and for our heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that we have a convey the same as aforesaid; and we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES or the survivor.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20th day of July, 2004.

Glenda V. Bush
WITNESS

Glenda V. Bush
WITNESS

BEN J. PRAYTOR

TRACEY PRAYTOR

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, GLEND A V. BUSH, a Notary Public, in and for said State and County, hereby certify that BEN J. PRAYTOR and wife TRACEY PRAYTOR, ARE signed to the foregoing conveyance and who ARE known to me, acknowledged before me on this date, 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 the 20th day of JULY, 2004.

Glenda V. Bush
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-19-06