

\$10,000.00

THIS INSTRUMENT WAS PREPARED BY:
John E. Medaris, Esq.
230 Bearden Road
Pelham, Alabama 35124

SEND TAX NOTICE TO: Ruby B. McMonigal
134 Hickory Point Drive
Helena, Alabama 35080
TITLE NOT EXAMINED

WARRANT DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five hundred dollars (\$500.00) To the undersigned Grantor, (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, I RUBY B. MCMONIGAL (herein referred to as Grantor, whether one or more), grant, bargain sell and convey unto RUBY MCMONIGAL, VON E. MCMONIGAL, ELAINE M. SABO and THOMAS R. MCMONIGAL (herein referred to as Grantees, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 8, according to the Survey of Hickory Point, as recorded in Map Book 23, page 43, in the Probate Office of Shelby County.

Subject to: 1) taxes for year 1998 and subsequent years; 2) Easements, restriction, reservations, rights-of-way, limitations, covenants and conditions of record, if any; 3) mineral and mining rights, if any

TO HAVE AND TO HOLD, to the said GRANTEES, his/her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal this 2 day of March 2005.

ATTEST:

R. Scott Oyer

BY: Ruby B. McMonigal

20050305000104430 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
03/05/2005 05:24:27PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ruby B. McMonigal whose name is/are signed to the foregoing instrument, and who is/are known to me, acknowledge before me on this day, that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of March, 2005

Shelby County, AL 03/05/2005
State of Alabama
Real Estate Excise Tax
Deed Tax: \$10.00

Notary Public
Commission Exp: 4/24/08

