

WARRANTY DEED

20051017000538970 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
10/17/2005 10:18:46AM FILED/CERT

State of Alabama)
Shelby County)

To All To Whom These Presents Shall Come, Greetings :

Be it Known That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, Maria L. Emfinger (herein referred to as "Grantor"), has bargained and sold and by these presents does **grant, bargain, sell** and **convey** unto Harry Loyd Early and Maria Lucas Early, (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 18, Block 1 according to the Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to advalorem taxes for the years 2005, and thereafter; easements, restrictions, covenants, and rights of way of record.

The purpose of this deed is to perfect title.

Maria L. Emfinger is one and the same person as Maria Lucas Early.

To Have and to Hold to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 5th day of October, 2005.

Maria L. Emfinger (Seal)

Maria L. Emfinger

State of Alabama)
Shelby County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Maria L. Emfinger, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October, 2005.

Terri D. Robert

Terri D. Robert
Notary Public
My commission expires: January 22, 2008

This instrument was prepared by:
Larry R. Newman
TitleTech Services, Inc.
100 Concourse Parkway, Suite 177
Birmingham, Alabama 35244

