



20051108000580390 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/08/2005 12:12:51PM FILED/CERT

Send Tax Notice To:
Fred J. Molz, IV
5612 Afton Way
Birmingham, AL 35242
PID#

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Three Hundred Thirty-Nine Thousand Nine Hundred and 00/100 (\$339,900.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Alice B. Bower, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Fred J. Molz, IV and Laura A. Molz
(herein referred to as Grantees), for and during their joint lives and upon the death of any or
either of them, then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in **Shelby**
County, Alabama, to-wit:

**Lot 2, in Block 3, according to the Map and Survey of Woodford, a
Subdivision of Inverness, as recorded in Map Book 8, Page 35 A-D,
amended in Map Book 8, Page 51 A-D, in the Office of the Judge of
Probate of Shelby County, Alabama.**

\$ 339900 of the above recited consideration was paid from the proceeds of a purchase
money mortgage loan recorded simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2006 and subsequent years not yet due and
payable.

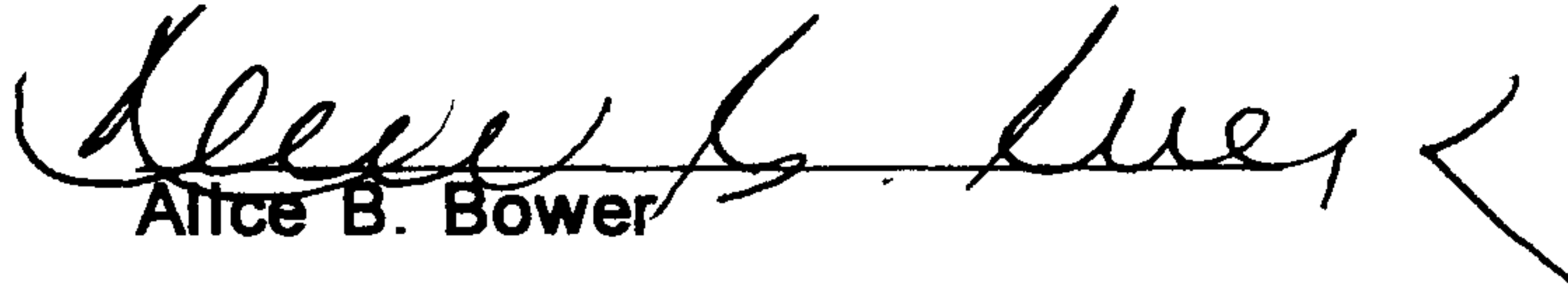
Subject to Mineral and Mining rights of record and all rights and privileges incident
thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

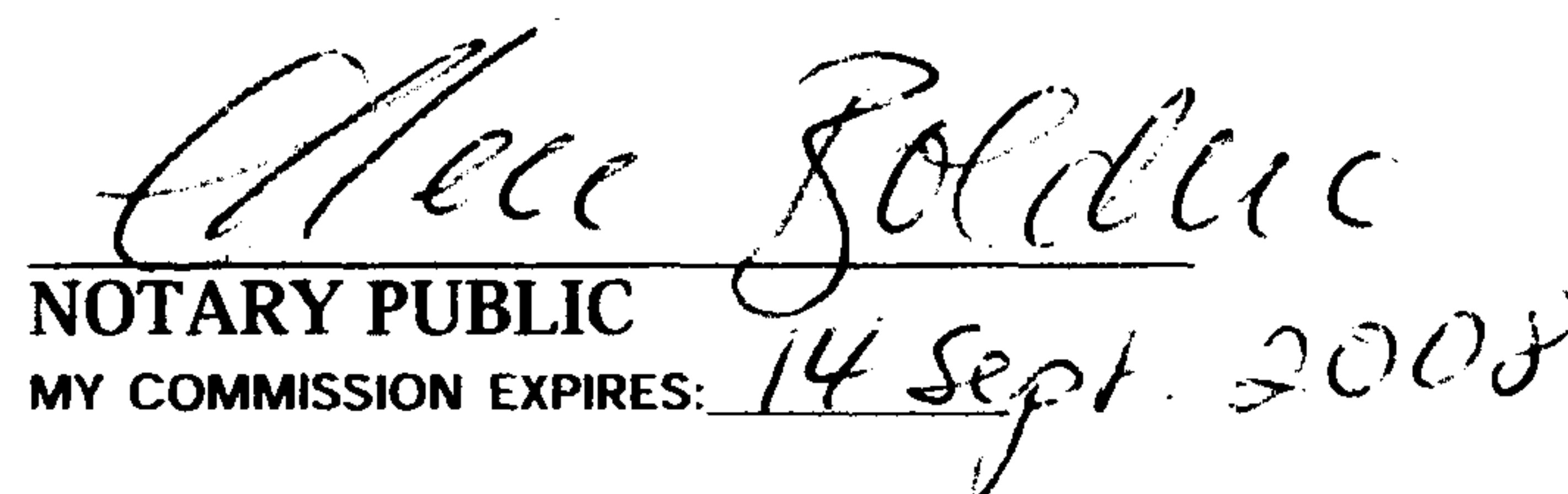
IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 31st
day of Oct., 2008

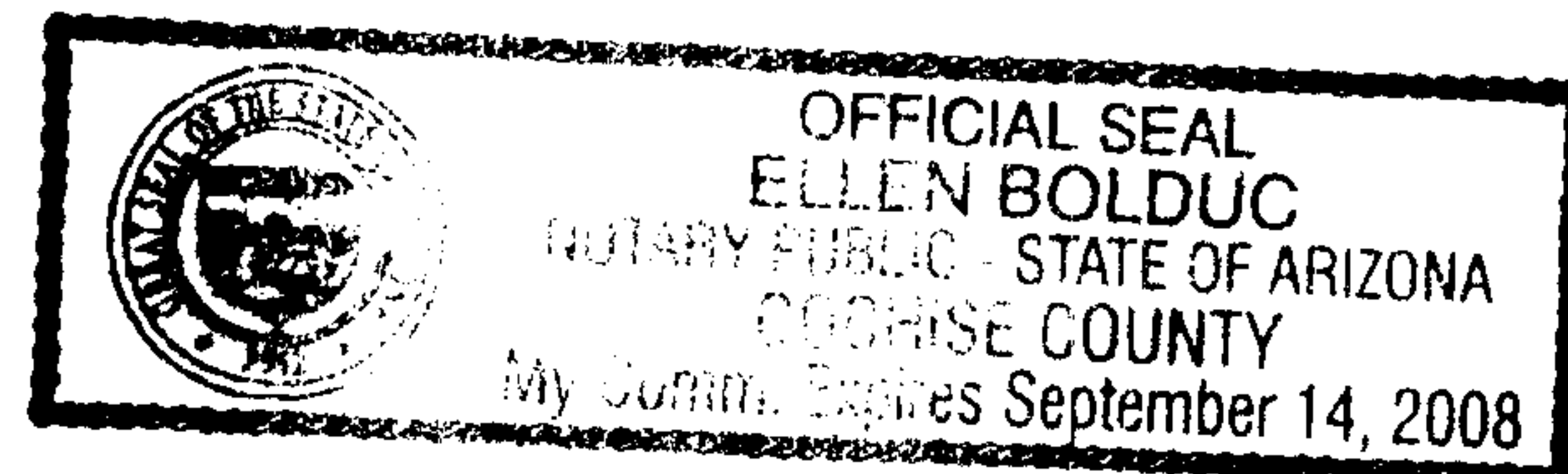

Alice B. Bower

STATE OF Arizona
COUNTY OF Cochise

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Alice B. Bower, an unmarried person 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, he/she/they executed the same voluntarily on the
day the same bears date.


Given under my hand and official seal, this 31st day of Oct., 2008


NOTARY PUBLIC
MY COMMISSION EXPIRES: 14 Sept. 2008



OUR FILE NO.: 05154RB

This instrument prepared by: (SEAL)
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham, AL 35242


20051108000580390 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/08/2005 12:12:51PM FILED/CERT