



VALUE: - 20060220000081530 1/2 \$106.00
Shelby Cnty Judge of Probate, AL
02/20/2006 10:32:42AM FILED/CERT

SEND TAX NOTICE TO:

Dorothy Ann Hodgens/Terry Lee Hodgens

283 Forest Parkway

Alabaster, Alabama 35007

92,000.00 DAA

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and settlement of estate to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Frank E. Lynn**, a widower, **Frankie Ann McGowan**, a married woman, and **Dorothy Ann Hodgens**, a married woman (herein referred to as grantors) do grant, bargain, sell, and convey unto **Dorothy Ann Hodgens** and **Terry Lee Hodgens** (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 34, according to the Monte Tierra Subdivision, as recorded in Map Book 5, Page 114, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above described property constitutes no part of the homestead of any of the Grantors or their spouses.

Grantor, Frank E. Lynn, is the widower of Audrey A. Lynn, who died on January 8, 2005, and the Grantors, Frankie Ann McGowan and Dorothy Ann Hodgens, are the only children ever born to the said Audrey A. Lynn, and are her sole heirs.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto 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 (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, or each of us, have hereunto set my or our hands and seals, this 9 day of February, 2006.

[SIGNATURES / ACKNOWLEDGMENTS ON FOLLOWING PAGE]



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Frank E. Lynn (SEAL)
Frank E. Lynn

Frankie Ann McGowan (SEAL)
Frankie Ann McGowan

Dorothy Ann Hodgens (SEAL)
Dorothy Ann Hodgens

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 02/20/2006
State of Alabama

Deed Tax: \$92.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank E. Lynn**, a widower, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of February, 2006.

Paula Head (SEAL)
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frankie Ann McGowan**, a married woman, 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 17th day of February, 2006.

Luci Lynn Ross (SEAL)
Notary Public

MY COMMISSION EXPIRES 6-27-09

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dorothy Ann Hodgens**, a married woman, 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 9 day of February, 2006.

Paula Head (SEAL)
Notary Public