20060403000152220 1/1 $17.00
Shelby Cnty Judge of Probate, AL
04/03/2006 10:15:33AM FILED/CERT

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

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Steven Bietz and Kara Bietz
230 Rocky Ridge Drive
Helena, Alabama 35080

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

3,000.00 KB

Know All Men by These Presents: That in consideration of **Five hundred and no/100 ($500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Steven Bietz and Kara Bietz, husband and wife and Todd Dewey and Shyla Dewey, husband and wife and Ronnie G. Tidwell, Jr., an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Steven Bietz and Kara Bietz** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 44A, according to a Resurvey of Lots 43 and 44, Rocky Ridge, Phase 2, as recorded in Map Book 36, Page 51, in the Probate Office of Shelby County, Alabama.**

This deed was prepared without the benefit of a title search for the purpose of conveying the above described property to Steven Bietz and Kara Bietz.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs 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 27th day of March, 2006.

**Steven Bietz**

**Kara Bietz**

**Todd Dewey**

**Shyla Dewey**

**Ronnie G. Tidwell, Jr.**

Shelby County, AL 04/03/2006
State of Alabama

Deed Tax:$3.00

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Steven Bietz and Kara Bietz, husband and wife and Todd Dewey and Shyla Dewey, husband and wife and Ronnie G. Tidwell, Jr.**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2006.

**Notary Public**
My Commission Expires 02-25-09

**B. CHRISTOPHER BATTLES**
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009