


Send Tax Notice To:  
George W. and Teresa B. Birdyshaw  
505 Talon Court  
Birmingham, AL 35242

  
20080407000139340 1/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
04/07/2008 11:47:26AM FILED/CERT

This instrument was prepared by:  
Wm. Randall May  
ALLISON, MAY & KIMBROUGH, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

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

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STATE OF ALABAMA            )  
  )            **KNOW ALL MEN BY THESE PRESENTS,**  
COUNTY OF SHELBY         )

THAT IN CONSIDERATION OF **Thirty Thousand and 00/100 (\$30,000.00) Dollars** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Robert E. Ingram, a married man** (herein referred to as Grantors, whether one or more), do grant, bargain, sell and convey unto **George W. Birdyshaw and Teresa B. Birdyshaw, husband and wife** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

*See Exhibit "A" for legal description.*

Subject to:

1. Existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: This is a cash transaction.

NOTE: This is not the homestead of the Grantees.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this the 26th day of March, 2008.


  
Robert E. Ingram

STATE OF ALABAMA    )

COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert E. Ingram, 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 date the same bears date.

Given under my hand and official seal, this the 26th day of March, 2008.

  
Notary Public  
My Commission Expires: 3/20/10

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## EXHIBIT A

Lot 3, according to the survey of Babob Hill Subdivision, as recorded in Map Book 30, Page 101, Office of the Probate Judge, Shelby County, Alabama. Together with a non-exclusive right in and to the use of the 20-foot ingress and egress easement for a private driveway, as shown on Map Book 30, Page 101, and as previously shown on Ingram Family Estate, Lot 2, as recorded in Map Book 17, Page 05, in the Probate Office situated in Shelby County, Alabama.

Shelby County, AL 04/07/2008  
State of Alabama

Deed Tax: \$30.00