

**This Instrument was prepared by:**

(Name) Mickey L. Johnson  
(Address) P.O. Box 430 Pelham, AL 35124

Send Tax Notice to:  
David Cleveland  
2019 Chandawood Drive  
Pelham, AL 35124

**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 the sum of

FIFTY THOUSAND DOLLARS (\$50,000.00) and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

**Marie Hulon, a married woman**

(herein referred to as grantor) does grant, bargain, sell and convey unto

**James Cleveland and David Cleveland**

(hereinafter called Grantee(s)), for and during their joint lives and upon the death of 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 8, in block 3 according to the survey of Indian Hills, 1<sup>st</sup> Addition, 2<sup>nd</sup> sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby county

Subject to:

1. Current taxes
2. Restrictions appearing of record in volume 247, Page 323
3. Right of Way granted to Alabama Power Company by instruments(s) recorded in volume 179, Page 380, and volume 234, Page 657
4. Right of Way in favor of Alabama Power company and Southern Bell Telephone. and Telegraph Company by instrument (s) recorded in Volume 238, Page 385, and Volume 239, Page 536.
5. Agreement as to water, as recorded in Deed Book 229, Page 109 and Deed Book 229, Page 112.
6. Easements and building line as shown on recorded map.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with any contingent remainder and right of reversion.

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,      have hereto set   *my*   hand(s) and seal(s) this   *31*   day of   *July*  , 2006.

GRANTOR:

  *Marie Hulon*   (Seal)  
MARIE HULON

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Marie Hulon, 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, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this   *31*   day of   *July*  , 2006.

  *Linda Allison*    
NOTARY PUBLIC  
My Commission Expires:

LINDA ALLISON  
MY COMMISSION EXPIRES  
SEPTEMBER 1, 2008  
ALABAMA STATE AT LARGE  
NOTARY PUBLIC