

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by
Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name) Philip Jerome McEntee, III

(Address) 421 Polk Drive

Montevallo, AL 35115

MINIMUM VALUE: \$67,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

PHILIP JEROME MCENTEE, III and wife, PAULINE SUZANNE BEACH

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

PHILIP JEROME MCENTEE, III and wife, PAULINE SUZANNE BEACH

(herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Parcel Number Four (4), according to the map and plat of McEntee Estate Survey, as recorded in Map Book 10, at page 105, in the office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama at Deed Book 341, Page 648, dated May 21, 1987.

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 for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th day of July, 2008.

Philip Jerome McEntee III
PHILIP JEROME MCENTEE, III

Pauline Suzanne Beach
PAULINE SUZANNE BEACH

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **PHILIP JEROME MCENTEE, III and wife, PAULINE SUZANNE BEACH**, whose names 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 the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 7th day of July, 2008.

Lane Pir

Notary Public

My Commission Expires: 2/17/10

Shelby County, AL 07/10/2008
State of Alabama

Deed Tax:\$67.00



20080710000278490 2/2 \$81.00
Shelby Cnty Judge of Probate, AL
07/10/2008 10:16:27AM FILED/CERT