

This instrument was prepared by
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Montevallo, AL 35115-0091

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Send Tax Notice to:

(Name) Robert and Judith F. Riesener

(Address) 380 Ashville Circle
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **EIGHTY SIX THOUSAND AND 00/100, (\$86,000.00) DOLLARS** to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

MARK LEE RIESENER, an unmarried man

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

ROBERT RIESENER and JUDITH F. RIESENER

(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:

Lots 8, 9 and a part of Lot 10, of Walden Subdivision, as recorded in Map Book 8, Page 48, in the Office of the Judge of Probate in Shelby County, Alabama. Said part of Lot 10 described as follows: Begin at the Northeast corner of said Lot 10; thence run westerly along the North line of said Lot 10 a distance of 14.97 feet; thence left 116 degrees 00 minutes a distance of 136.41 feet to the southerly line of said Lot 10; thence left 64 degrees 00 minutes a distance of 14.97 feet to the Southeast corner of said Lot 10; thence turn left 116 degrees 00 minutes along the easterly line of said Lot 10 a distance of 136.41 feet to the point of beginning. According to the survey of Johnye Horton, Reg. No. 12496, dated August 6, 1986.

SUBJECT TO:

- **Taxes for 2008 and subsequent years.**
- **30-foot building set back line from Walden Court as shown on recorded map, which has been violated as to Lot 8, as shown on the survey of Johnye Horton, Reg. No. 12496, dated August 6, 1986.**
- **Utility easements as shown on recorded map.**
- **Restrictions as shown on recorded map of said subdivision.**
- **Rights claimed by Shelby County, under Public Road right of way as recorded in Deed Book 98, Page 353 and Deed Book 98, Page 304.**
- **Easement for right of way across said property reserved by deed recorded in Deed Book 29, Page 188.**
- **Restrictive covenants as recorded in Misc. Book 40, Page 340.**
- **Easement for sewer line to City of Montevallo, recorded in Deed Book 219, Page 427.**

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 14th day of July, 2008.


MARK LEE RIESENER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **MARK LEE RIESENER**, 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 that same bears date.

Given under my hand and official seal, this the 14th day of July, 2008.

Shelby County, AL 07/16/2008
State of Alabama

Deed Tax: \$86.00


Notary Public

My Commission Expires: 8/13/09



20080716000286750 2/2 \$100.00
Shelby Cnty Judge of Probate, AL
07/16/2008 11:39:48AM FILED/CERT