


WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY


20080915000365870 1/2 \$120.00
Shelby Cnty Judge of Probate, AL
09/15/2008 02:34:39PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Six Thousand and no/100's Dollars (\$106,000.00)** to the undersigned grantor,

KATHRYN MAYNARD, a married woman, by her attorney in fact, GREG SNOW

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

CAROL ALDRIDGE and JENNIFER BRADLEY

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Resurvey of Laurel Cliff, as recorded in Map Book 12, Page 35, in the Probate Office of Shelby County, Alabama.

Subject to 2008 and subsequent years ad valorem taxes.

Subject to easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

The above described property is not the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD, to 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 joint lives of the grantees herein) in the event one or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this the 11th day of August, 2008.

WITNESS:

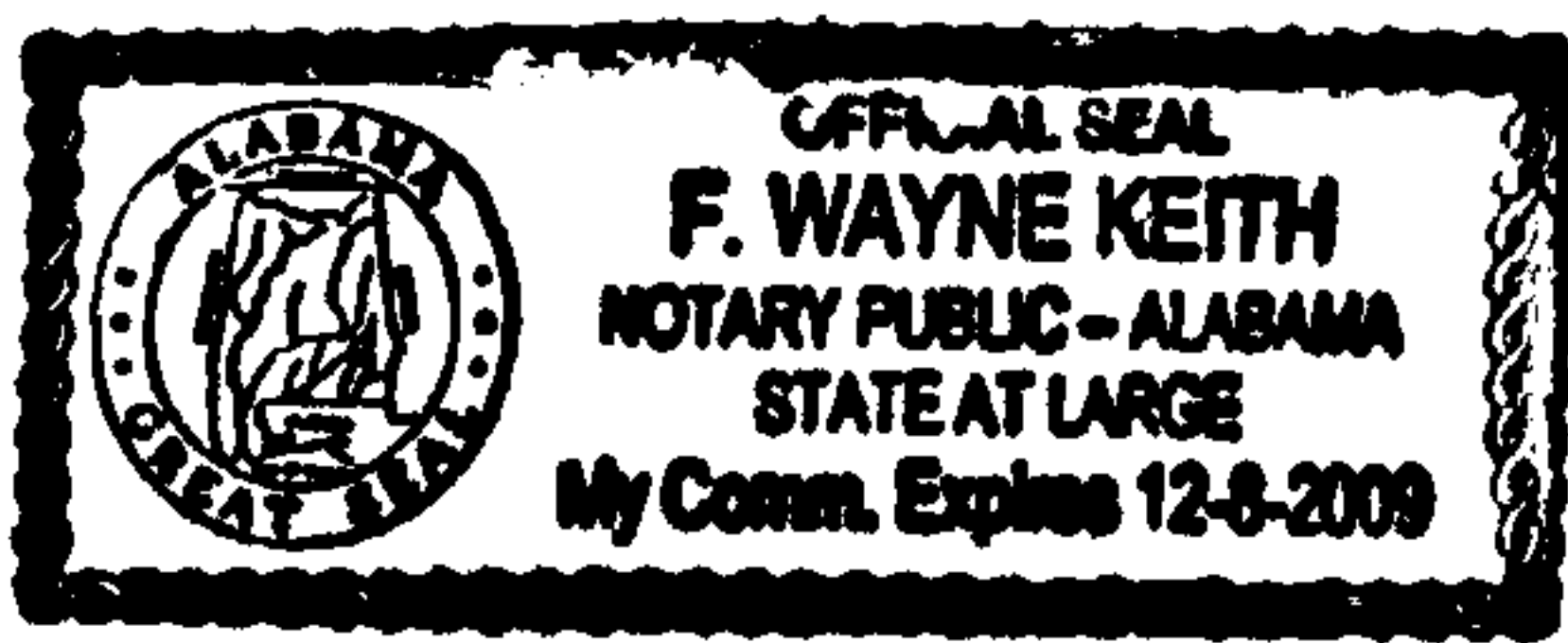
*Kathryn Maynard by her attorney
in fact, Greg Snow*

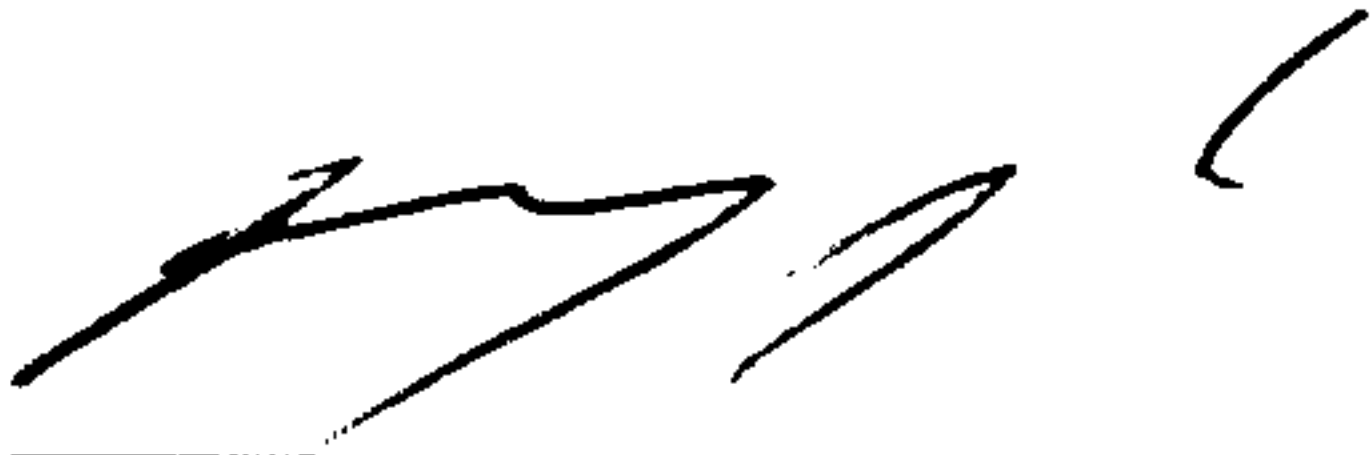
KATHRYN MAYNARD by her attorney
in fact, GREG SNOW

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that KATHRYN MAYNARD, whose name is signed by her attorney in fact, GREG SNOW to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as her attorney in fact executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 11th day of August, 2008.





Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

Send Tax Notice to:
Carol Aldridge
491 Oxford Way
Pelham, AL 35124