

WARRANTY DEED WITH SURVIVORSHIP

20090313000094430 1/1 \$21.00
 Shelby Cnty Judge of Probate, AL
 03/13/2009 04:23:26PM FILED/CERT

This Instrument Was Prepared By:
 Luke A. Henderson, Esq.
 Bynum & Bynum, Attorneys
 #17 Office Park Circle
 Birmingham, Alabama 35223

Send Tax Notice To:
 Terry Nathan Riddle
 April Riddle
 325 Brandy Lane
 Harpersville, AL 35078

STATE OF ALABAMA)
 COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and the purpose of creating survivorship title to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Terry Nathan Riddle and wife, April Riddle, (herein referred to as Grantors) do grant, bargain, sell and convey unto Terry Nathan Riddle and April Riddle (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 18, according to the Map and Survey of Clearview Estates, Second Sector, as recorded in Map Book 23, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

Title not examined.

Subject to that certain mortgage recorded in Inst No 20080630000266260.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 joint 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 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, We have hereunto set our hands and seal, this 10th day of March, 2009.

Terry Nathan Riddle
 Terry Nathan Riddle

April Riddle
 April Riddle

STATE OF ALABAMA)
 COUNTY OF JEFFERSON)

Shelby County, AL 03/13/2009
 State of Alabama

Deed Tax: \$10.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Terry Nathan Riddle and wife, April Riddle, 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 the same bears date.

Given under my hand and official seal, this the 10th day of March 2009.

Lueta G. Riddle
 Notary Public

My Commission Expires:

10/05/10