


\$37.00

SEND TAX NOTICE TO:

Doris Tinney
201 Beaver Creek Circle
Pelham, Alabama 35124

This instrument was prepared by:

Ellis D. Bingham, III, Esq.
Bingham at Law, LLC
218 16th Street North
Bessemer, Alabama 35020


20090320000103720 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
03/20/2009 08:03:58AM FILED/CERT

**who makes no representations as to
status of title or to matters which
would be disclosed by a current survey.**

WARRANTY DEED RESERVING LIFE ESTATE

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THE PRESENTS, That for and in consideration of the sum of One Hundred and no/100ths **DOLLARS**, (\$100.00), and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the undersigned, **THOMAS TINNEY, JR.**, husband, (hereinafter referred to as "**GRANTOR**"), does by these presents **GRANT, BARGAIN, SELL** and **CONVEY** unto **DORIS TINNEY**, wife, (hereinafter referred to as "**GRANTEE**"), subject to the reservation stated below, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 112, according to the survey of Beaver Creek Preserve, First Sector, as recorded in Map Book 24, Page 63, in the Probate Office of Shelby County, Alabama.

EXCEPT that as to all the subject property, I reserve to myself a life estate together with the right to use and occupy the same and collect all the rents or other income therefrom so long as I shall live.

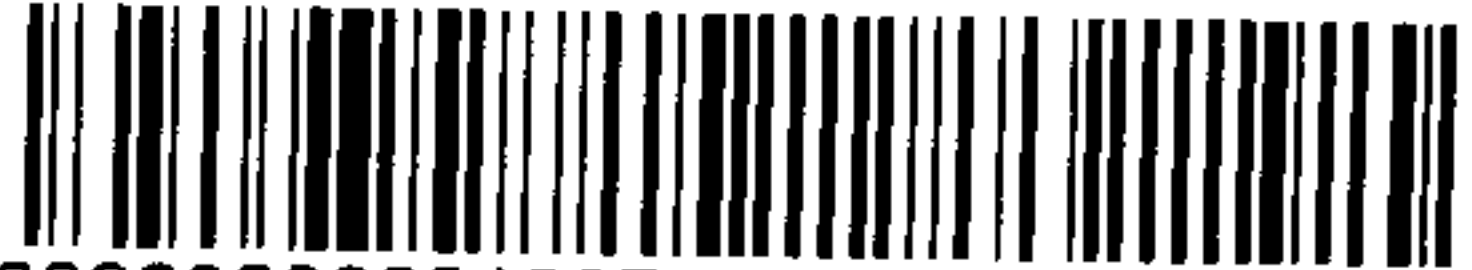
Subject to current taxes, easements, restrictions of record, reservations, covenants, rights-of-way, limitation, if any of record, and other matters which may be viewed by observation.

The above-described property description was taken from that certain Warranty Deed, Jointly with Right of Survivorship, from Jean P. Hearon, an unmarried person, to Thomas Tinney, Jr. and Doris Tinney, dated May 30, 2008, and prepared by George M. Vaughn, Esq., 300 Cahaba Park Circle, Suite 200, Birmingham, Alabama, 35242.

The preparer of this document is a scrivener, only. No title search has been performed by the preparer of this conveyance and none requested by the Grantors or Grantee herein. The preparer of this conveyance makes no representations, express or implied, regarding title or marketability.

The Grantor is the husband of the Grantee.

This property is the homestead of Grantor and Grantee.


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TO HAVE AND TO HOLD unto the said **GRANTEE**, her heirs and assigns in fee simple, **FOREVER**.

And I do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEE**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from 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 **GRANTEE**, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16th day of March, 2009.

 (SEAL)
THOMAS TINNEY, JR.

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas Tinney, Jr.**, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2009.


NOTARY PUBLIC

(S E A L)

My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 22, 2011
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Grantee's Address:

Doris Tinney
201 Beaver Creek Circle
Pelham, Alabama 35124



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Shelby County, AL 03/20/2009
State of Alabama

Deed Tax: \$20.00