


RECORDING REQUESTED BY:

**ROBERT B. MCINTYRE
149 HACKBERRY CIRCLE
CHELSEA, AL 35043
3141287**


20090406000125370 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/06/2009 02:34:07PM FILED/CERT

PREPARED BY:

**Lynn Bennett Byrd, Attorney at Law
29 PINEVILLE ROAD
MONROEVILLE AL 36461
FmV: 197,700.00**

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF *Shelby*

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of *to* to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ROBERT B. MCINTYRE AND WIFE, REGINA C. MCINTYRE WHO ERRONEOUSLY ACQUIRED TITLE AS REGINIA C. MCINTYRE, FOR AND DURING THEIR LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM

(herein referred to as grantors)

do grant, bargain, sell and convey unto ROBERT B. MCINTYRE AND WIFE, REGINA C. MCINTYRE, FOR AND DURING THEIR LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM

(herein referred to as GRANTEES) as joint

tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
APN#098330002021000

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.

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And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantors this 26 day of March 2009

Robert B. McIntyre
Grantor ROBERT B. MCINTYRE

Regina C. McIntyre
Grantor REGINA C. MCINTYRE

Grantor

Grantor

Grantor

Grantor

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, BONA BROWN hereby certify that ROBERT B. MCINTYRE AND REGINA C. MCINTYRE

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 the same bears date. Given under my hand this 26 day of March, A.D., 20 09.

Bona Brown
Notary Public
05/06/10

Form No. 3301 (6/00)
Short Form Commitment, EAGLE
ASP

ORDER NO: 5962970
FILE NO: 5962970N
LENDER REF: 3141287

Exhibit "A"

The land referred to in this policy is situated in the **STATE OF ALABAMA, COUNTY OF SHELBY, CITY OF CHELSEA**, and described as follows:

LOT 521, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, FIFTH SECTOR, AS RECORDED IN MAP BOOK 25 PAGE 132, IN THE PROBATE OF SHELBY COUNTY,ALABAMA,

APN # 098330002021000