


**This instrument has been prepared without the benefit of current Title Opinion and/or Survey.**

THIS INSTRUMENT WAS PREPARED BY:  
MARGARET M. CASEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
G. DENNIS & JEANNENE P. O'BRIEN  
2707 HIGHWAY 52 WEST  
HELENA, ALABAMA 35080

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA}  
COUNTY OF SHELBY}

  
20090601000205510 1/1 \$186.00  
Shelby Cnty Judge of Probate, AL  
06/01/2009 12:42:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, THE ESTATE of DORCAS JOAN O'BRIEN, *an incapacitated person needing protection, pursuant to Order of the Probate Court of Shelby County, Alabama Case No. Pr-2008-236*, (herein referred to as Grantor), do grant, bargain, sell and convey unto G. DENNIS O'BRIEN and JEANNENE P. O'BRIEN, (herein referred to as Grantees) as joint tenants 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:

***Lot 73, Falliston, Sector 3- Phase I, as recorded in Map Book 20, Page 140 in the Probate Office of Shelby County, Alabama.***

This conveyance is hereby made subject to taxes for subsequent years, if any, restrictions, easements, rights of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

Subject property is the same property as conveyed by Warranty Deed executed by Potrait Homes, Inc. To Dorcas Joan O'Brien, and recorded as Instrument Number 1996-29496 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 of such survivor forever, together with every contingent remainder and right or reversion.

And I do for ourselves, 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 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 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 27th day of May, 2009.

THE ESTATE OF DORCAS JOAN O'BRIEN

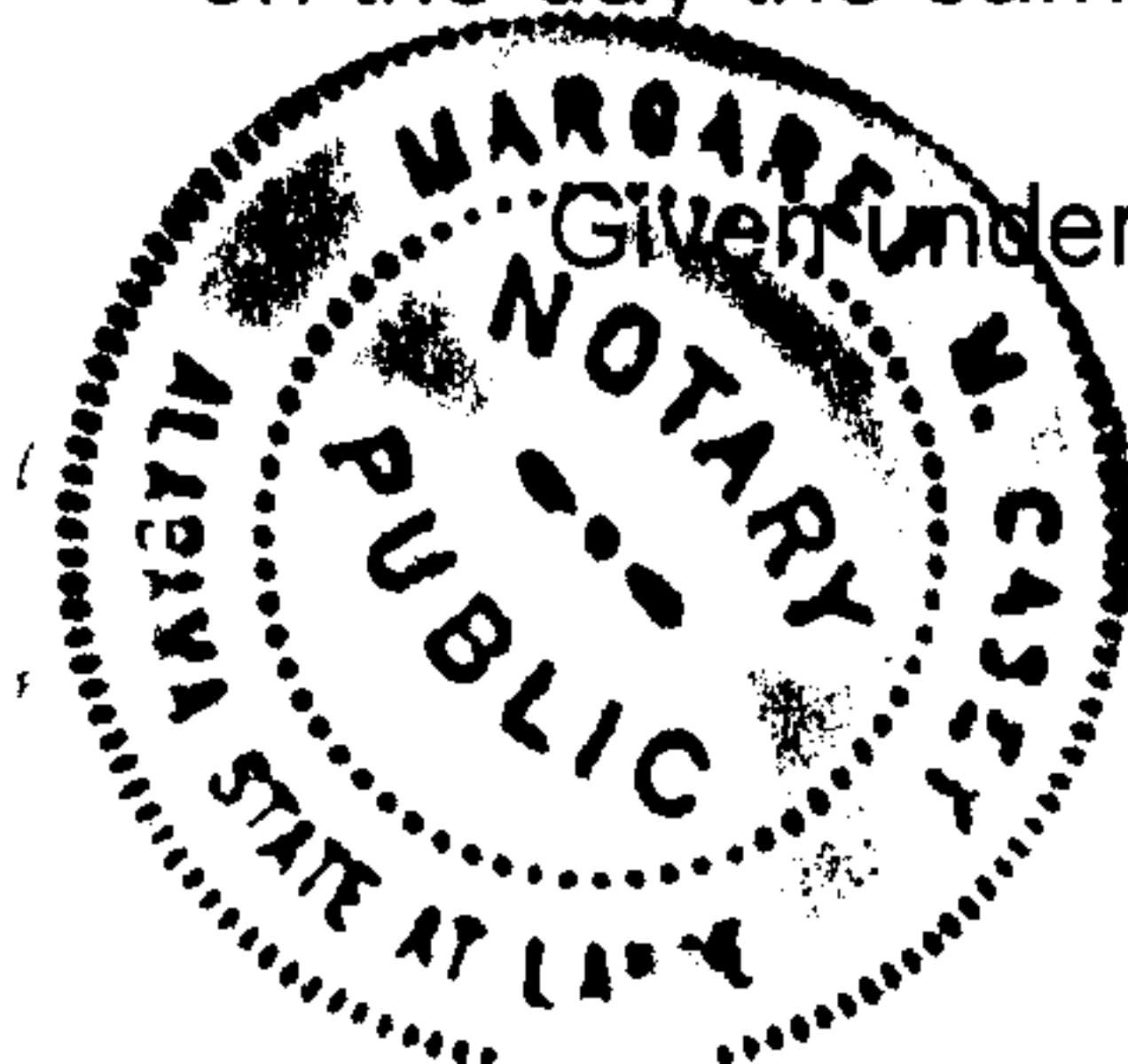
BY   
G. DENNIS O'BRIEN as CONSERVATOR


Shelby County, AL 06/01/2009  
State of Alabama  
Deed Tax : \$175.00

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G. DENNIS O'BRIEN, whose name as Conservator of THE ESTATE OF DORCAS JOAN O'BRIEN, *an incapacitated person needing protection, pursuant to Order of the Probate Court of Shelby County, Alabama Case No. Pr-2008-236*, 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, as such Conservator and with full authority, executed the same voluntarily on the day the same bears date on behalf of THE ESTATE OF DORCAS JOAN O'BRIEN.

Given under my hand and official seal this 27th day of May, 2009.



  
Notary Public  
My Commission Expires: July 15, 2010  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 15, 2010  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS