

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Pkwy Ste. 350
Birmingham, AL 35243

Send Tax Notice To:
Jodene & Michael Kortman
103 Chester Street
Hoover, AL 35226



20091001000372750 1/2 \$84.00
Shelby Cnty Judge of Probate, AL
10/01/2009 11:36:16 AM FILED/CERT

Shelby County, AL 10/01/2009

State of Alabama

Deed Tax : \$70.00

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS
)
SHELBY COUNTY)

That in consideration of \$350,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Angie P. Pretnar a single woman and David Pretnar a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jodene B. Kortman and Michael Dennis Kortman wife and husband (herein referred to as grantee, whether one or more), 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.

TO HAVE AND TO HOLD, unto the said GRANTEEES 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

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

Note; \$280,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 25th day of September, 2009.

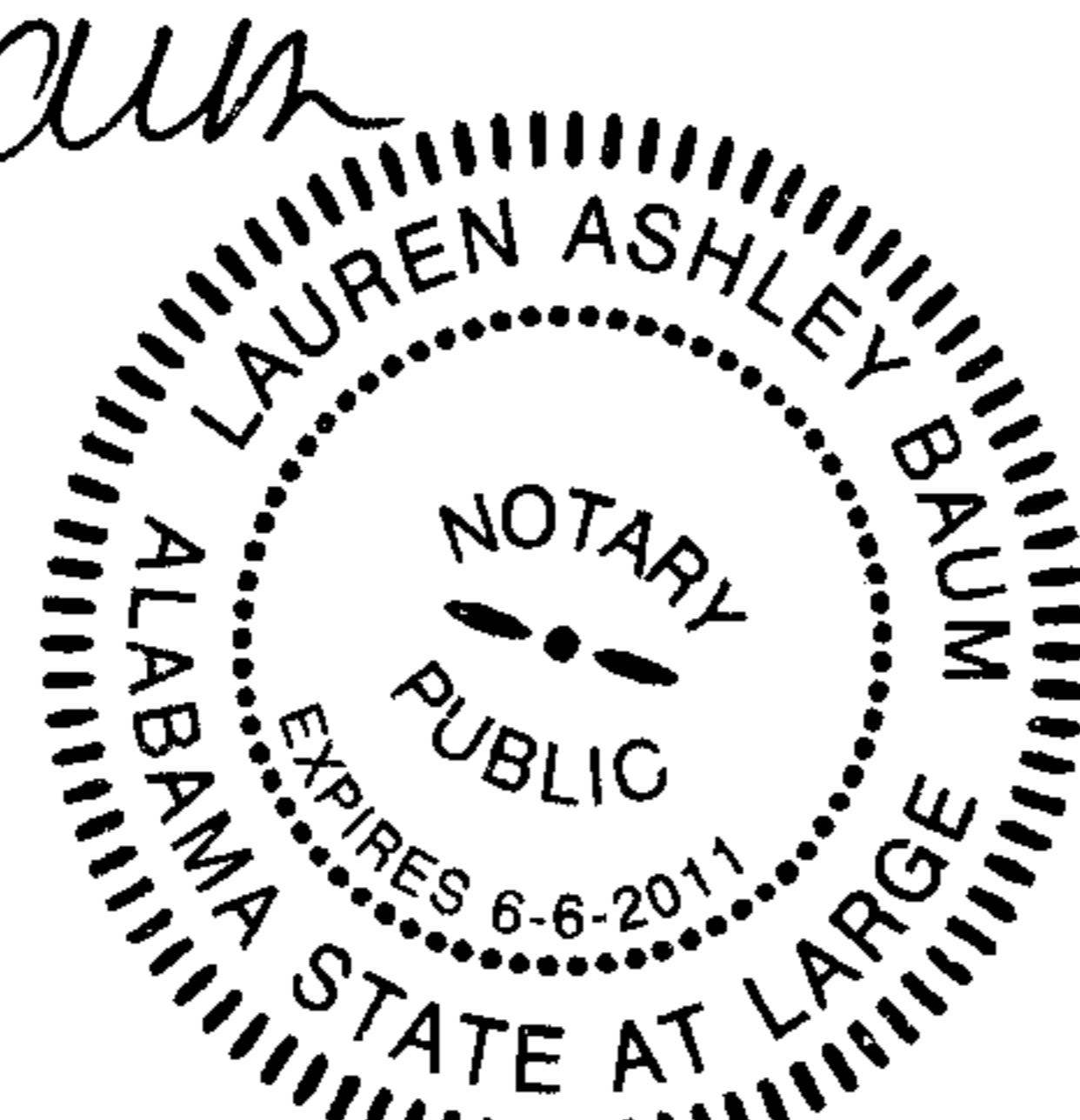
Angie P. Pretnar

State of Alabama
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Angie P. Pretnar and David Pretnar, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25th day of September, 2009.

Notary Public
Commission Expires: 06/06/11





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EXHIBIT "A"
Legal Description

Lot 36, according to the Survey of River Highlands, as recorded in Map Book 19, Page 111, in the Office of the Probate Court of Shelby County, Alabama.