



20091117000427580 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
11/17/2009 12:53:58 PM FILED/CERT

SEND TAX NOTICE TO:

Mr. & Mrs. Ronald S. Holtzclaw  
1328 Whirlaway Cir.  
Helena, AL 35080-4111

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

STATE OF ALABAMA:  
JEFFERSON COUNTY:

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND SEVENTY-FOUR THOUSAND AND NO/100.....(\$174,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **RICHARD DEWBERRY and MARY DEWBERRY, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **RONALD S. HOLTZCLAW and JAMIE L. HOLTZCLAW (herein referred to as GRANTEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama; to-wit:

**Lot 91, according to the Survey of Dearing Downs, First Addition, as recorded in Map Book 6, page 141, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Property taxes for 2010 and subsequent years, not yet due and payable.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions appearing of record in Misc. Volume 18, Page 598, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
5. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 55, page 454 in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of record in Real 168, Page 109, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

**\$159,105.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.**

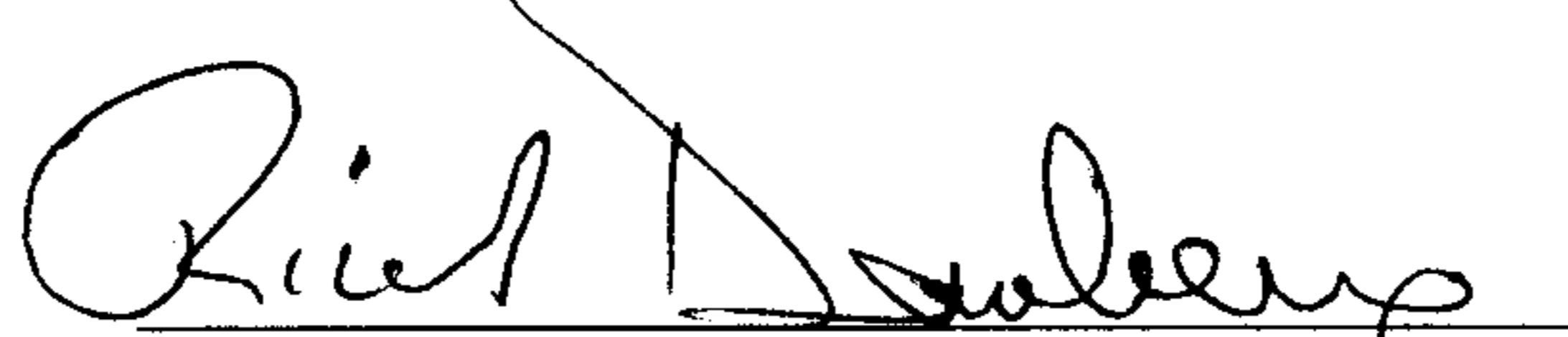
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, 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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of November, 2009.

  
RICHARD DEWBERRY (Seal)

  
MARY DEWBERRY (Seal)

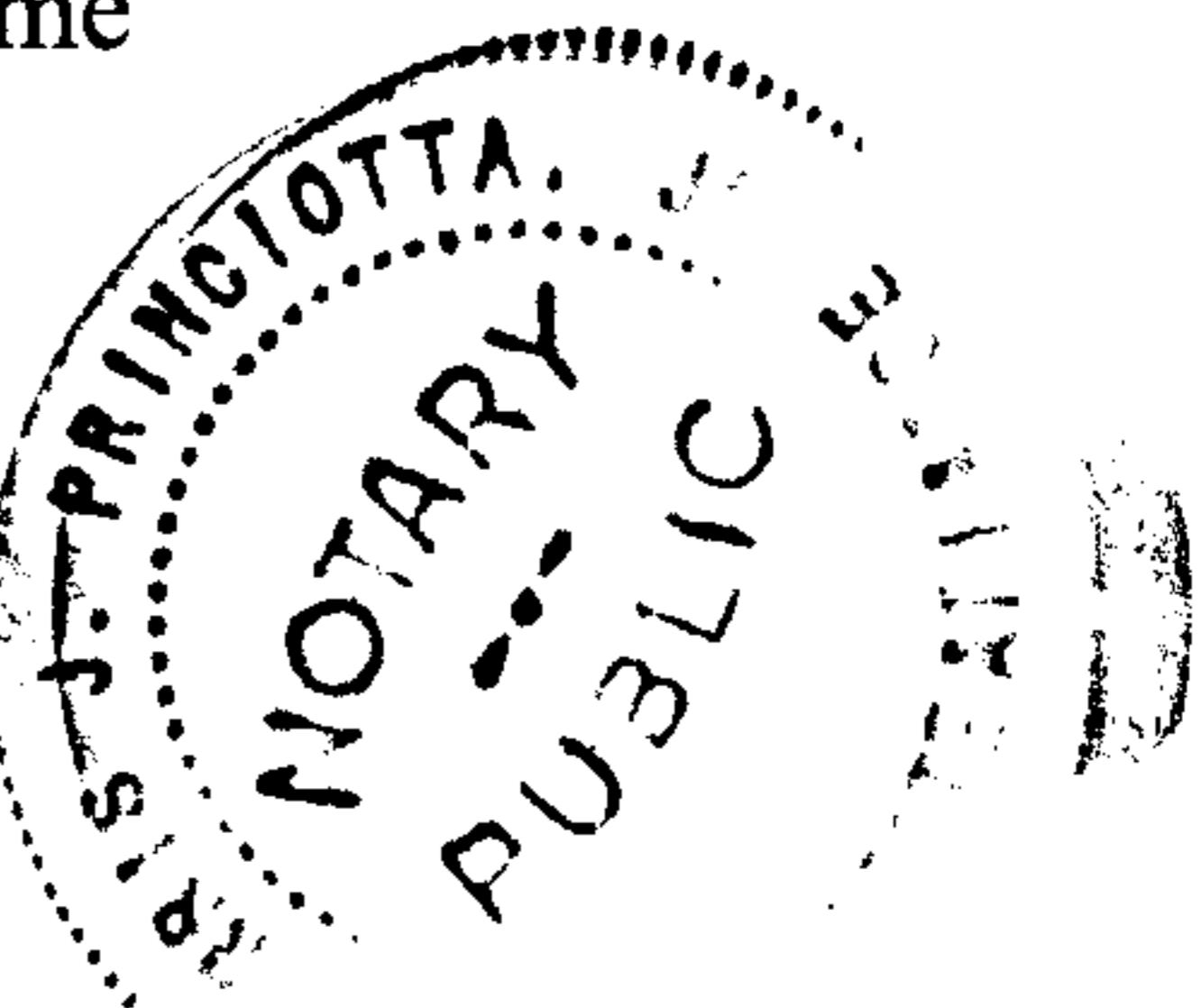
STATE OF ALABAMA:  
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RICHARD DEWBERRY and MARY DEWBERRY, Husband and Wife**, 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 13th day of November, 2009.

  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 5, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



Deed Tax : \$15.00