

VALUE OF INTEREST CONVEYED: \$120,000.00

~~\$40,000.~~ - 1/3 ②

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

William Philip Lawler, Sr., et al.

285 - LAWLER Dr.

Montevallo AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

Shelby County, AL 12/02/2009

State of Alabama

Deed Tax : \$40.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **William L. Lawler, Jr.** and wife, **Ann D. Lawler** (herein referred to as grantors) do grant, bargain, sell, and convey unto **William Philip Lawler, Sr., Jackie Ruth Lawler, William Philip Lawler, Jr., Ruth Ann Lawler** and **Deborah Cate Lawler** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, an undivided one-third (1/3) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

The SE 1/4 of the SW 1/4, SW 1/4 of the SW 1/4, NE 1/4 of the SW 1/4, NW 1/4 of the SW 1/4, and the SE 1/4 of the NW 1/4, all in Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, less and except parcels heretofore conveyed, the real estate conveyed hereby containing 122 acres, more or less.

It is the intention hereby to describe all land or interest in land which Grantors own in the above said 1/4 - 1/4 Sections, whether correctly described herein or not.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4 day of January, 2008.

 (SEAL)
William L. Lawler, Jr.

 (SEAL)
Ann D. Lawler

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William L. Lawler, Jr.** and wife, **Ann D. Lawler**, 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 4th day of January, 2008.

 (SEAL)
Notary Public

My Commission Expires Dec. 1, 2009



2009120200443080 1/1 \$54.00
Shelby Cnty Judge of Probate, AL
12/02/2009 11:11:15 AM FILED/CERT