

THIS INSTRUMENT WAS PREPARED BY:
John E. Medaris, Esq.
230 Bearden Road
Pelham, AL 35124

SEND TAX NOTICE TO:

James W. Toner, II
1110 Highway 31
Calera, Alabama 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED DOLLARS (\$139,500.00) to the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I James W. Toner, II (herein referred to as Grantor, whether one or more), grant, bargain sell and convey unto James Toner, II and James Toner, III and Bethany Ann Toner (herein referred to as Grantee, whether one or more), 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 8 and the North 1/2 of Lot 9, Block 2, Cedar Grove Estates, as recorded in Map Book 3 page 53 in the Probate Office of Shelby County, Alabama, Less and except the right of way for US Highway No. 31; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, rights of way, set-back lines, mortgages of record, limitations, if any, of record.

TO HAVE AND TO HOLD, to the said GRANTEES, his/her or their heirs and assigns forever.


And do, for myself and for my heirs, executors and administrators, covenant with said Grantee, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 14 day of June, 2010.

State of Alabama
Deed Tax : \$139.50



James W. Toner, II

**STATE OF ALABAMA
COUNTY OF SHELBY**


20100615000189780 1/1 \$151.50
Shelby Cnty Judge of Probate, AL
06/15/2010 10:43:40 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County and State, hereby certify that James W. Toner, II whose name is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of June, 2010


Notary Public
Commission Exp: October 18, 2010