


**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

  
20101215000422520 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/15/2010 04:04:46 PM FILED/CERT

This instrument was prepared by

**Mitchell A. Spears**

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Grantee: **Scott C. Fowler and**

**Linda L. Fowler**

1900 Alex Mill Road

Montevallo, AL 35115

**\*\* MINIMUM VALUE \$1,000.00**

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**Warranty Deed, Jointly For Life With Remainder To Survivor**

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STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

**MELISSA KNOWLES NANNINI (also known as NANCY MELISSA NANNINI) and husband, ALAN STINSON NANNINI and AMY JO KNOWLES ROBERTS, a married woman**

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

**SCOTT C. FOWLER and LINDA L. FOWLER**

(herein referred to as GRANTEES), 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:

**GRANT OF EASEMENT APPURTENANT**

**AN EASEMENT FOR WATER LINES, INCLUDING MAINTENANCE THEREOF, 15 FEET IN WIDTH, WITH THE EAST LINE THEREOF TO BE THE EAST 1/4-1/4 SECTION LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 22 SOUTH, RANGE 3 WEST, RUNNING FROM THE NORTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NUMBER 12 TO THE SOUTH RIGHT OF WAY LINE OF ALEX MILL ROAD, SITUATED IN SHELBY COUNTY, ALABAMA.**

**SOURCE OF TITLE: Instrument Number 1998-43501.**

**THE PROPERTY REFERENCED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF AMY JO KNOWLES ROBERTS, NOR THAT OF HER SPOUSE, NEITHER IS CONTIGUOUS THERETO.**

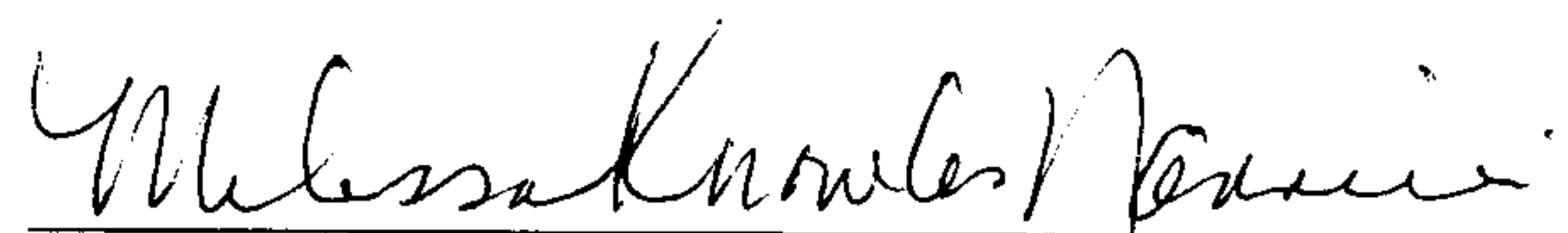
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.



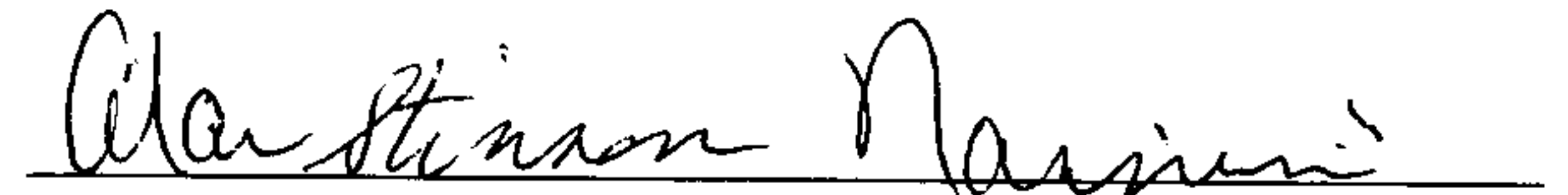
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And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

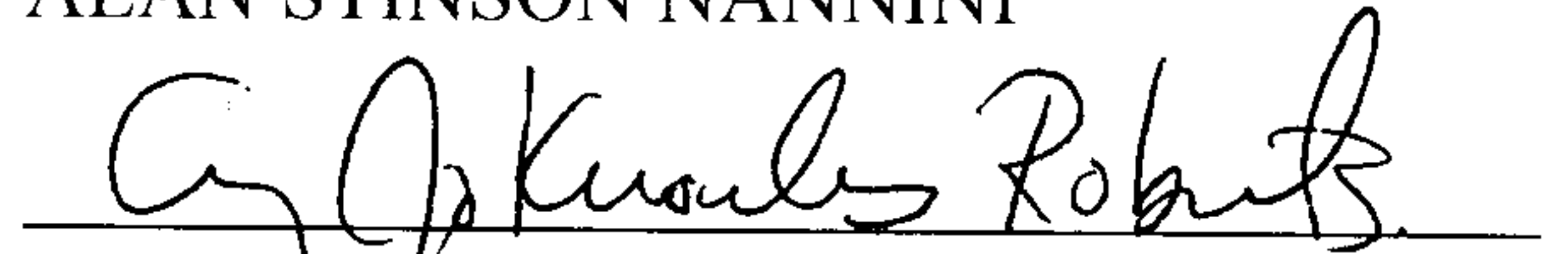
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12 day of December, 2010.



MELISSA KNOWLES NANNINI



ALAN STINSON NANNINI



AMY JO KNOWLES ROBERTS

STATE OF ALABAMA

COUNTY OF Baldwin

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **AMY JO KNOWLES ROBERTS**, whose name 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 12 day of December, 2010.



Notary Public

My Commission Expires: 11/20/2013

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STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **MELISSA KNOWLES NANNINI and ALAN STINSON NANNINI**, 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 that same bears date.

Given under my hand and official seal, this the 14 day of December, 2010.

Melissa C Edwards-Crowe  
Notary Public  
My Commission Expires: June 6, 2012

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 6, 2012  
RENEWED WITH NOTARY PUBLIC IN ALABAMA

Shelby County, AL 12/15/2010  
State of Alabama  
Deed Tax: \$1.00