

\$65,000

This instrument prepared by:

Thomas R. Wolsoncroft, Attorney at Law
3110 Cummins Street
Pelham, Alabama 35124

Send tax notice to:

Timothy J. Godwin
956 Ryecroft Road
Pelham, Alabama 35124

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED
JOINT TENANTS WITH RIGHT
OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS that in consideration of Five Hundred and No/100 (\$500.00) Dollars to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I Timothy J. Godwin, a married man, hereinafter referred to as GRANTOR grant, bargain, sell and convey unto Timothy J. Godwin, a married man, and wife Joyce Ann Godwin, a married woman, together hereinafter referred to as GRANTEES, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15 in Block 3, according to the map and survey of Cahaba Valley Estates, Third Section, as recorded in Map Book 5 Page 107 in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

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 I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, the I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 I have hereunto set my hand and seal, this 25th day of March, 2011.

WITNESS:
[Signature] (Seal) [Signature] (Seal)
[Signature] (Seal) [Signature] (Seal)
[Signature] (Seal) [Signature] (Seal)


STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, THOMAS H. SHECK, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIMOTHY J. GODWIN & JOYCE A. GODWIN, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March, 2011.

[Signature]
NOTARY PUBLIC
My commission expires: 9-10-2014


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Shelby Cnty Judge of Probate, AL
03/23/2011 09:34:49 AM FILED/CERT