

20110509000138180 1/3 \$134.00
Shelby Cnty Judge of Probate, AL
05/09/2011 10:49:28 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Dawn I. McDonald, Attorney at Law
P. O. Box 610348
Birmingham, AL 35261
Deed prepared without opinion or examination of title.
Preparer is acting as scrivener only and assumes no
liability for correctness of the information herein contained.

Shelby County, AL 05/09/2011
State of Alabama
Deed Tax: \$116.00

STATE OF ALABAMA
COUNTY OF SHELBY

Deed Consideration:

\$115,900.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and, and other good and valuable consideration to:

**WILLIAM CRAIG GLENN, a married man,
joined by his wife, DELONA NEW GLENN**

(hereinafter called Grantor), in hand paid by:

WILLIAM CRAIG GLENN and DELONA NEW GLENN, husband and wife

(hereinafter called Grantees), the receipt whereof is hereby acknowledged, the Grantor hereby grants, bargains, sells and conveys to the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Legal description attached herewith and made a part hereof as Exhibit "A"

- 1. Subject to County ad valorem taxes for 2011, that are a lien, but not due and payable at this time, and all subsequent years.**
- 2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property, and municipal zoning ordinances now, or hereafter, becoming applicable, and taxes or assessments now, or hereafter, becoming due against said property.**
- 3. Any and all mortgages, liens or judgments of record on the property herein conveyed.**
- 4. Oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.**

**Note: This deed is being executed only for the purpose of adding wife to the title to the property.
Wife joins in deed to comply with Alabama law regarding homestead.**

Address: 748 Highway 333; Parcel No: 15-5-15-0-001-007.003

TO HAVE AND TO HOLD to 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 be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common. Said Grantor does for himself, his successors and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he has a good right to sell and convey the same as aforesaid, and that he will, and his successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal this the 20TH day of APRIL, 2011.

GRANTOR:

William Craig Glenn
WILLIAM CRAIG GLENN

Delona New Glenn
DELONA NEW GLENN

ACKNOWLEDGMENT

State of ALABAMA
County of SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM CRAIG GLENN and DELONA NEW GLENN, 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 20TH day APRIL, 2011.

[Signature]
Notary Public
My commission expires: My Commission Expires
February 1, 2014

Return To:
LSI-LPS 11353045
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108

Loan # : 2300046749



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Exhibit A
LEGAL DESCRIPTION

The following described property:

Situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE 1/4 of SE 1/4, Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 379.85 feet to the point of beginning; thence continue along the last described course, a distance of 293.44 feet thence South 89 degrees 58 minutes 54 seconds West a distance of 535.72 feet; thence North 34 degrees 33 minutes 22 seconds West, a distance of 255.84 feet to a point on the Southeasterly R.O.W. line of Highway 333, 60' R.O.W.; thence North 47 degrees 51 minutes 47 seconds East and along said R.O.W. line, a distance of 196.61 feet; thence South 79 degrees 01 minutes 39 seconds East and leaving said R.O.W. line, a distance of 210.13 feet; thence South 88 degrees 25 minutes 55 seconds East, a distance of 328.88 feet to the point of beginning. According to survey of Rodney Shiflett, dated August 18, 2008.

Together with the following described mobile home:

2006 Southern Energy, SE-015, DSEAL 17615A/DSEAL 17615B/DSEAL 17615C.
Being the same Parcel conveyed to William Craig Glenn from Vanderbilt Mortgage and Finance, Inc., by virtue of a Deed dated 9/30/2008, recorded 10/13/2008, in Deed as Instrument No. 20081013000403800, County of Shelby, State of Alabama.

Assessor's Parcel No: 155150001007003