



20110516000146110 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
05/16/2011 03:40:41 PM FILED/CERT

10,000

## WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Sybile D Cathey  
70 Dana Drive  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **SYBILE D CATHEY**, of 70 Dana Drive, Montevallo, AL 35115, an unmarried woman, do grant, bargain, sell, and convey unto **SYBILE D CATHEY** and her mother **RUETHER C CATHEY**, an unmarried woman, 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:

A house and lot at 70 Dana Drive, Montevallo, more particularly described as:

Lot 17 according to the Survey of Ripple Creek Phase 2, First Addition, as recorded in map book 14, page 39, in the Probate Office of Shelby County, Alabama

Source of title: A warranty deed recorded at certificate number 2002:531590, and a warranty deed executed 9 September 2004 and recorded 20 September 2004, in the Shelby County Alabama Probate Office.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

**SYBILE D CATHEY**, does for herself and for her administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors 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, I, **SYBILE D CATHEY**, have set my hand and seal, this 11 May 2011.

Witness:

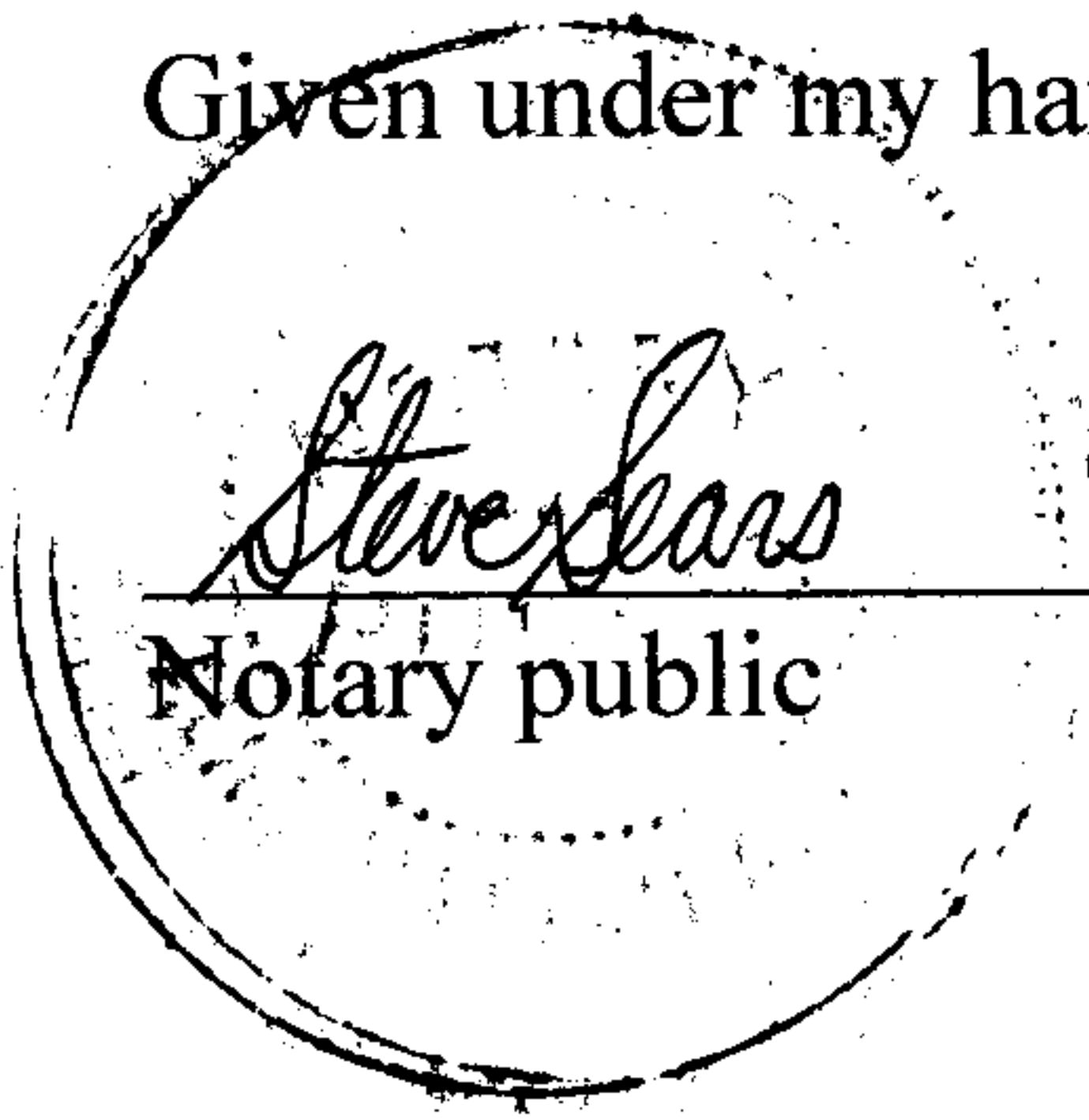
Steve Sears

Sybille D. Cathey (Seal)  
**SYBILE D CATHEY**

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **SYBILE D CATHEY**, whose name is signed to the foregoing conveyance, and who is (made) 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 the same bears date.

Given under my hand and official seal this 11 May 2011.



My commission expires 07 March 2014

Shelby County, AL 05/16/2011  
State of Alabama  
Deed Tax: \$10.00