



20110902000259960 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
09/02/2011 10:32:27 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Joseph Robert Fortner and Jessica Fortner
223 Meriweather Lane
Calera, AL 35040

**WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

DK
STATE OF ~~WEST~~ VIRGINIA
Tazewell COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred six thousand and 00/100 (\$106,000.00) Dollars (the entire amount of which is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, John Sharpe, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Joseph Robert Fortner and Jessica Fortner, jointly for life with remainder to survivor (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 67, according to the Survey of Meriweather Sector 1, as recorded in Map Book 24, Page 46, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantor, nor of his spouse.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES, jointly for life with remainder to survivor.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 30, 2011.

WITNESS:

_____(SEAL)

John Sharpe
John Sharpe (SEAL)

_____(SEAL)

_____(SEAL)

DK
STATE OF ~~WEST~~ VIRGINIA
Tazewell COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Sharpe, a married man, whose name(s) 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 on August 30, 2011.

Daniel R. Harris
NOTARY PUBLIC

My commission expires: March 31, 2014



DANIEL R. HARRIS
COMM. #7323065
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMM. EXPIRES MARCH 31, 2014