


Sum of \$10.00
Proceeds from the
mortgage sale of the
property

WARRANTY DEED
WARRANTY DEED FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama
Shelby County


20120713000252140 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/13/2012 03:19:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$Ten Dollars & no/100 (\$10.00) Dollars and other valuable considerations to the undersigned GRANTOR in hand paid by GRANTEES herein, the receipt whereof, is hereby acknowledged I, Jared McDaniel, a married man (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Amber Erin Hatchett and Timothy Wayne Hatchett, husband and wife (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, in and to the following described real estate, situated in the County of Shelby and the State of Alabama, to-wit:

Lots B & C, of Block Two, Cottage Hills Subdivision, a subdivision, according to a map or plat thereof which is on file of record in the office of the Judge of Probate of Shelby County, AL, in Map Book 4 at page 64, reference to which is hereby made in aid of and as a part of this description.

It is the intention of Grantor and Grantees herein that the title be taken in the Grantees joint names as tenants in common for life with cross-contingent remainders to the survivor in fee, and that this estate be destructible only with the consent of both Grantees.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, conditions, restrictions, covenants, rights of way and reservations, 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.

The grantor hereby covenants and warrants that the above described property is not the homestead, residence or place of adobe of the grantor nor his spouse.

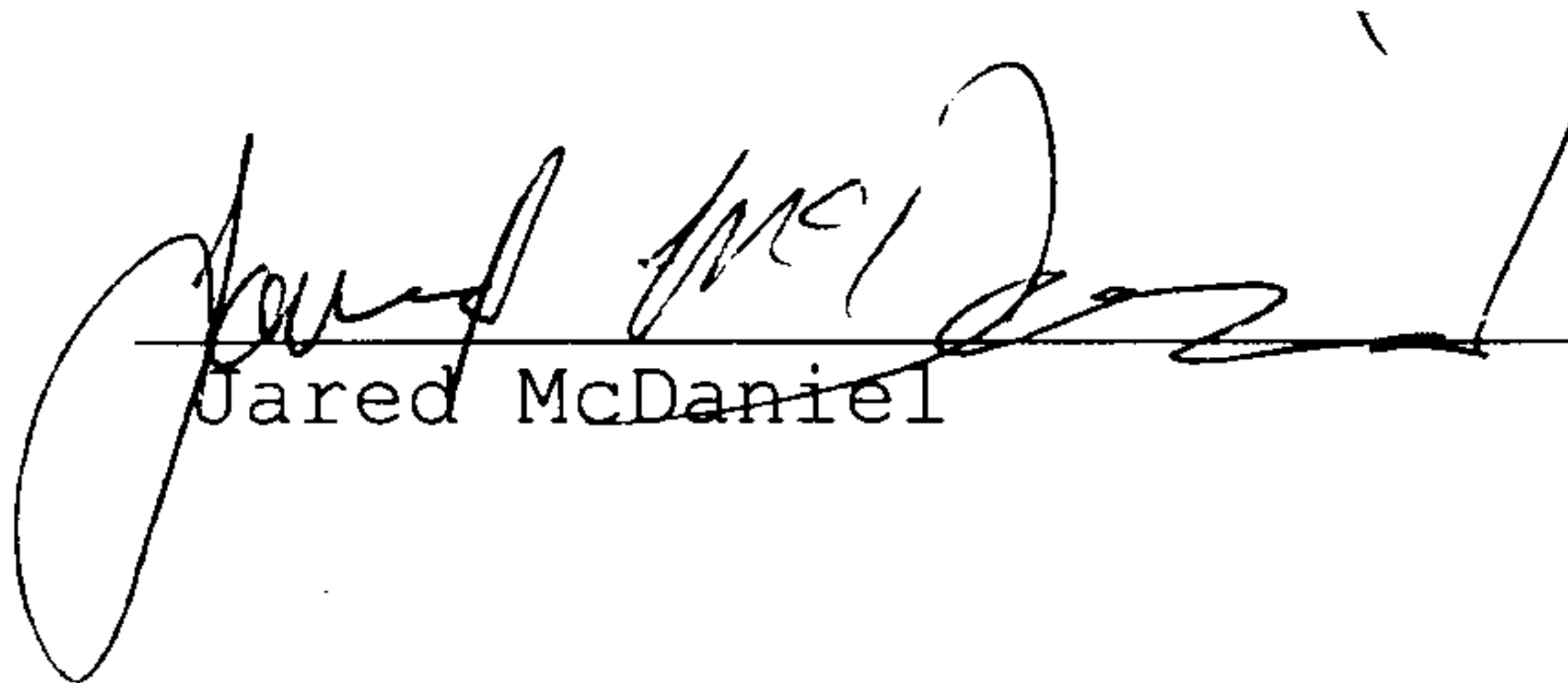
For ad valorem tax purposes only the mailing address of the above Grantees is 195 College Street, Vincent, AL 35178.

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 29th DAY OF June, 2012.



Jared McDaniel

State of Alabama
Shelby County

I, the undersigned authority, a Notary Public in and for said State at Large hereby certify that Jared McDaniel, a married man 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 29th day of June, 2012.



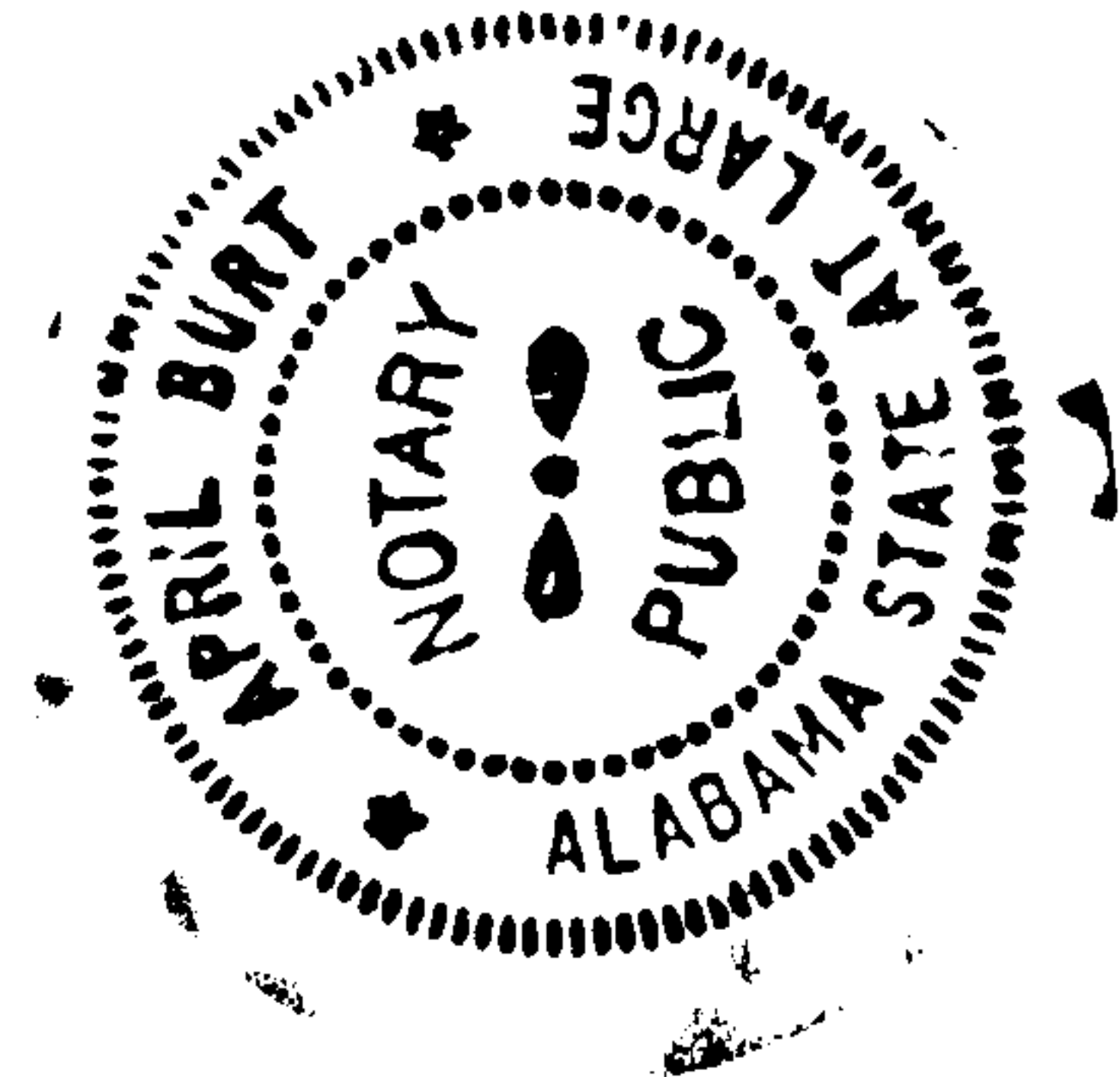
Notary Public

(SEAL)

My commission expires: 3/19/2015

Prepared by:
The Hamilton Law Firm
8244 Old Federal Road
Montgomery, AL 36117

File No. 12-168



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