

WARRANTY DEED

This instrument was prepared by _____

THE STATE OF ALABAMA

_____ COUNTY

Know All Men by These Presents: That in consideration of _____ to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, _____ (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto _____ (herein referred to as grantee, whether one or more), the following described real estate, situated in _____ County, Alabama, to-wit:

(give legal description of property conveyed)

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their 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 stated 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 or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of _____, 20 _____

_____ (Seal)

Witness

THE STATE OF ALABAMA

_____ COUNTY

I, _____, a Notary Public, in and for said County in said State, hereby certify that _____, 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 this the _____ day of _____, 20 _____

Notary Public