**WARRANTY DEED**  
(For Madison County, Alabama)

This Warranty Deed, made this \_\_\_ day of \_\_\_\_\_\_\_\_\_**, 20**, by and between:

**Grantor(s):**  
Name(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

and

**Grantee(s):**  
Name(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dollars ($\_\_\_\_\_\_\_\_\_\_), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee, all that certain real property situated in the **County of Madison**, State of Alabama, described as follows:

**Legal Description of Property:**  
[Insert legal description, including lot/block number, subdivision name, and parcel identification number (PIN).]

Together with all tenements, hereditaments, and appurtenances thereto belonging or appertaining, and all estate, right, title, interest, and claim whatsoever of the Grantor, either in law or equity, in and to the premises.

The Grantor covenants that they are lawfully seized in fee simple of the above-described premises, have good right to convey the same, and warrant the title to the Grantee against all lawful claims, subject to:

1. Current taxes and assessments.
2. Easements, encumbrances, and restrictions of record.

**IN WITNESS WHEREOF,** the Grantor has hereunto set their hand and seal this \_\_\_ day of \_\_\_\_\_\_\_\_\_**, 20**.

**SIGNATURES:**

Signature of Grantor(s)

Printed Name of Grantor(s)

**NOTARY ACKNOWLEDGMENT:**

State of Alabama  
County of Madison

On this \_\_\_ day of \_\_\_\_\_\_\_\_\_**, 20**, before me, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a Notary Public in and for said State, personally appeared \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument, the person(s) executed the instrument.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_