Send Tax Notice To:
Matthew A. Ford
5028 Little Turtle Drive
Birmingham, Alabama 35242
PID# 101120003044001

# WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

20050928000505590 1/2 $23.50
Shelby Cnty Judge of Probate,AL
09/28/2005 01:11:51PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 ($189,900.00) to the undersigned Grantor(s) ,in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Jan L. Cooper, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Matthew A. Ford and Kristina D. Ford

(herein referred to as Grantees), for and during their joint lives and upon the death of any or 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:

Lot 13, in Block 5, according to the Survey of Broken Bow South, Phase 2, recorded in Map Book 14, Page 72, in the Probate Office of Shelby County, Alabama.

$ 151920 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.
$ 28480 of the above recited consideration was paid from the proceeds of a 2nd purchase money mortgage loan recorded simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2005 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein, in the event one GRANTEE herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/28/2005
State of Alabama

Deed Tax:$9.50



Beale & Co

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 23rd day of September, 2005.

Jan L. Cooper

Jan L. Cooper

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jan L. Cooper, an unmarried person whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:09/21/06

OUR FILE NO.: 05123RB

This instrument prepared by: (SEAL)
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham, AL 35242

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