



20080418000159500 1/1 \$14.50
Shelby Cnty Judge of Probate, AL
04/18/2008 03:14:28PM FILED/CERT

This Instrument Was Prepared By:
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Send Tax Notice:
John Lunsford
141 Southern Hills Court
Calera, AL 35040

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Thirty-Four Thousand and Five Hundred & 00/100 Dollars (\$134,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Carey D. Chrisco and wife, Karen Chrisco**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **John Lunsford and wife, Michelle Lunsford**, hereinafter called "Grantees" for and during their joint lives and upon the death of 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 57, according to the survey of Southern Hills, as recorded in Map Book 7 Page 72, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all items of record.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HERewith, IN FAVOR OF Renasant Bank, IN THE SUMS OF \$131,061.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 14th day of April, 2008.

GRANTOR

Carey D. Chrisco (L.S.) Karen Chrisco (L.S.)
Carey D. Chrisco Karen Chrisco

STATE OF ARKANSAS)
Faulkner COUNTY) **ACKNOWLEDGMENT**

I, Teresa Fason a Notary Public for the State at Large, hereby certify that the above posted names, Carey D. Chrisco and Karen Chrisco, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 14th day of April, 2008.

Teresa Fason
NOTARY PUBLIC
My Commission Expires: 12-17-12

Shelby County, AL 04/18/2008
State of Alabama

Deed Tax: \$3.50

