


THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION


20080514000196990 1/2 \$207.00
Shelby Cnty Judge of Probate, AL
05/14/2008 01:37:16PM FILED/CERT

This instrument was prepared by
Mitchell A. Spears, Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Rebecca H. Nail
(Address) 16 Dogwood Drive
Calera, AL 35040
MINIMUM VALUE \$192,000.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR, AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **REBECCA H. NAIL (aka Rebecca Hester Nail) and Husband, JAMES PRESTON NAIL, SR.** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JOHN CLIFTON DRAPER, III, PAUL HUGH DRAPER and DUNCAN GLENN DRAPER** (herein referred to as Grantee, whether one or more) as tenants in common, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Parcel I:

Lot 9 according to Map of Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lot 10, according to the Survey of Countryview Estates, Phase I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama.

THE ABOVE DESCRIBED PARCELS ARE CONVEYED SUBJECT TO EXISTING COVENANTS, RESTRICTIONS, CONDITIONS, LIMITATIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SOURCE OF TITLE OF PARCEL I: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 102, Page 566.

SOURCE OF TITLE OF PARCEL II: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, the correction thereof being recorded at Instrument Number 1997-33511.

Rebecca Hester Nail is one and the same person as Rebecca H. Nail, as referenced within the above designated sources of title.

REBECCA H. NAIL, A GRANTOR HEREIN, DOES HEREBY RESERVE A LIFE ESTATE INTEREST IN AND TO PARCELS I AND II HEREINABOVE DESCRIBED, FOR AND DURING THE TERM OF HER OWN LIFE.

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 the 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 12th day of May, 2008.

Rebecca H. Nail
REBECCA H. NAIL

James Preston Nail
JAMES PRESTON NAIL, SR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **REBECCA H. NAIL and JAMES PRESTON NAIL, SR.**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May, 2008.

Kara Poir
Notary Public
My commission expires: 2/17/10

Shelby County, AL 05/14/2008
State of Alabama

Deed Tax: \$192.00