

**This instrument prepared by:**  
Sandy F. Johnson  
Attorney at Law  
3170 Highway 31 South  
Pelham, Alabama 35124

**SEND TAX NOTICE TO:**  
Joshua S. Foley  
Andrea L. Young  
100 Cattail Lane  
Calera, Alabama

## STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
  )  
Shelby COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **One Hundred Thirty Five Thousand dollars and Zero cents (\$135,000.00)** in hand paid by **Joshua S. Foley and Andrea L. Young** (hereinafter referred to as "GRANTEES") to **Regions Bank** (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said **Joshua S. Foley and Andrea L. Young**, as **joint tenants with rights of survivorship**, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 57, according to the Survey of Shiloh Creek, Sector One, Plat One, as recorded in Map Book 38, Page 54, in the Probate Office of Shelby County, Alabama

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

\$137,902.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

**TO HAVE AND TO HOLD**, to the said GRANTEES as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 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.

**GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

FILE NO: 210760



20100609000183240 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/09/2010 03:32:26 PM FILED/CERT

