


Send tax notice to:
MORRIS H. BRAMLETT and KRISTINE R. BRAMLETT
5354 BAY SHORE DRIVE
ATHENS, ALABAMA 35611


20101012000339290 1/1 \$31.00
Shelby Cnty Judge of Probate, AL
10/12/2010 01:57:49 PM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Eighty-Seven Thousand Five Hundred and 00/100 (\$87,500.00)** and other valuable considerations to the undersigned GRANTOR (S), **SHARON TEMPLEMAN, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **MORRIS H. BRAMLETT and KRISTINE R. BRAMLETT**, hereinafter referred to as GRANTEE(S), 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 County of Shelby State of Alabama, to-wit:

UNIT 803, BUILDING 8, IN THE GABLES, A CONDOMINIUM, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERETO AS RECORDED IN REAL VOLUME 10, PAGE 177, AND AMENDED IN REAL VOLUME 27, PAGE 733; REAL VOLUME 50, PAGE 327 AND REAL VOLUME 50, PAGE 340 AND RECORDED IN REAL VOLUME 50, PAGE 942 AND REAL VOLUME 165, PAGE 578 AND AMENDED IN REAL VOLUME 59, PAGE 19 AND FURTHER AMENDED BY CORPORATE VOLUME 30, PAGE 407; REAL VOLUME 96, PAGE 855 AND REAL VOLUME 97, PAGE 937 AND BY-LAWS AS SHOWN IN REAL VOLUME 27, PAGE 733; AND THEN AMENDED IN REAL VOLUME 50, PAGE 325; FURTHER AMENDED BY REAL VOLUME 189, PAGE 222; REAL VOLUME 222, PAGE 691 AND REAL VOLUME 238, PAGE 241, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE AFORESAID MENTIONED DECLARATION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF THE GABLES CONDOMINIUM AS RECORDED IN MAP BOOK 9, PAGE 41 THRU 44, AND AMENDED IN MAP BOOK 9, PAGE 135, AND MAP BOOK 10, PAGE 49, FURTHER AMENDED IN MAP BOOK 12, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$68,650.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

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

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 8th day of October, 2010.


SHARON TEMPLEMAN

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that SHARON TEMPLEMAN 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 8th day of October, 2010.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNOODY LAW FIRM, LLC
2871 ACTON ROAD, SUITE 201
BIRMINGHAM, ALABAMA 35243