

SEND TAX NOTICE TO: JARROD R. ROSE
2810 BRIDLEWOOD CIRCLE
HELENA, ALABAMA 36050
WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF Shelby:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$127,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **ROBERT CLAYTON JORDAN and ANDREA RUTH JORDAN, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JARROD R. ROSE and MICHELLE ROSE, HUSBAND AND WIFE**, (herein 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 the County of Shelby, and State of Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF DEARING DOWNS, 12TH ADDITION, 2ND PHASE, AS RECORDED IN MAP BOOK 16, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.
~~\$117,000.00 of the purchase price was paid from a first purchase money mortgage executed simultaneously herewith.~~
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of July, 1999.

Robert Clayton Jordan (L.S.)
ROBERT CLAYTON JORDAN
Andrea Ruth Jordan (L.S.)
ANDREA RUTH JORDAN

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that ROBERT CLAYTON JORDAN, ANDREA RUTH JORDAN, and 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 official seal this 30th day of July, 1999.

Clintley R. [Signature]
Notary Public
My commission exp. _____

MY COMMISSION EXPIRES OCTOBER 27, 2001

Prepared by:
STEWART & ASSOCIATES, P.C. 3696 GRANDVIEW PARKWAY, SUITE 360
BIRMINGHAM, AL 35243

Inst # 1999-33044

08/06/1999-33044
11:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI CM 18.58