

This instrument was prepared by:

(Name) Pelham Law Office  
(Address) 3150 Hwy 52 West  
Pelham, AL 35124

Send Tax Notice to:

(Name) Tyler S. Nelson and Stephanie L. Nelson  
(Address) 808 Stoneridge Drive  
Helena, AL 35080**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA****SHELBY****COUNTY****KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Sixty-Three Thousand Nine Hundred 00/100 (\$163,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Brian Schade and Lisa T. Schade, Husband and Wife (herein referred to as grantors), do grant, bargain, sell and convey unto

Tyler S. Nelson and Stephanie L. Nelson, Husband and Wife (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 353, according to the Survey of Phase II, Fieldstone Park, Third Sector, as recorded in Map Book 20, Page 35 A & B, in the Probate Office of SHELBY County, Alabama; being situated in SHELBY County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$144,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1999-45270

11/03/1999-45270  
08:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NWS 28.50

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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, unless otherwise noted above; that I (we) have 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 27th day of October, 19 99.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Brian Schade (Seal)  
Brian Schade  
\_\_\_\_\_  
(Seal)  
Lisa T. Schade (Seal)  
Lisa T. Schade

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Brian Schade and Lisa T. Schade, Married, whose name 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of October

2-25-2001

My Commission Expires:

Notary Public