



20040514000255230 Pg 1/1 23.00
Shelby Cnty Judge of Probate, AL
05/14/2004 11:24:00 FILED/CERTIFIED

**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 One Hundred Nineteen Thousand Nine Hundred and No/100 (\$119,900.00) and other valuable considerations to the undersigned GRANTOR(S), Janet E. Schultz and Donald G. Schultz, Sr., by and through Janet E. Schultz, as Conservator under Probate Case # PR-2001-000241, husband and wife (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto Jeffrey S. Gardner and Aimee M. Methvin, 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:

LOT 10, BLOCK 5, ACCORDING TO THE SURVEY OF GREEN VALLEY, 2ND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA

\$107,910.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

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 the 11th day of May 2004.

Janet E. Schultz
JANET E. SCHULTZ
Donald G. Schultz
DONALD G. SCHULTZ
BY: *Janet E. Schultz*
JANET E. SCHULTZ, AS CONSERVATOR
UNDER PROBATE CASE #PR-2001-000241

**STATE OF ILLINOIS
TAKEWELL COUNTY**

I, the undersigned, a Notary Public in and for said county and state hereby certify that Janet E. Schultz and Donald G. Schultz, by Janet E. Schultz, as Conservator under Probate Case #PR-2001-000241 whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, individually and in her capacity of Conservator for Donald G. Schultz and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 11th day of May, 2004.

My Comm. Exp.:

Karen Noe
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

