


THIS INSTRUMENT PREPARED BY:  
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20050124000034850 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
01/24/2005 10:19:00 FILED/CERTIFIED

SEND TAX NOTICE TO:  
Mr. Donald Coleman, Jr.  
136 River Birch Road  
Chelsea, AL 35043

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of **TWO HUNDRED SIXTEEN THOUSAND AND 00/100-----**  
**-----DOLLARS (\$216,000.00)**, to the undersigned grantor, **CURRAN HOMES, INC.**, a  
corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the  
receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant,  
bargain sell and convey unto **DONALD COLEMAN, JR. and wife, TAWANNA M.**  
**COLEMAN** (herein referred to as **GRANTEES**), 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 Shelby County,  
Alabama, described as follows:

Lot 609, according to the Map and Survey of Windstone VI Subdivision , as recorded  
in Map Book 33, Page 31, in the Probate Office of Shelby County, Alabama.

\$172,800.00 of the above recited purchase price was paid by a mortgage recorded  
simultaneously herewith.

\$43,200.00 of the above recited purchase price was paid by a mortgage recorded  
simultaneously herewith.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and  
permits of record.

Subject to any mineral and/or mining rights, if any, not owned by seller and subject to present  
zoning classification.

**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 the heirs  
and assigns of such survivor forever, together with every contingent remainder and right of  
reversion. And said **GRANTOR** does for itself, its successors and assigns, covenant with said  
**GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that  
they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell  
and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against  
the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantor**, by its President, Daniel E. Curran, who is  
authorized to execute this conveyance, has hereto set its signatures and seal, this the \_\_\_\_\_ day  
of January, 2005.

**CURRAN HOMES, INC.**

BY: 

Daniel E. Curran, Its President

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that Daniel E. Curran, whose name as President of Curran Homes, Inc., a corporation, is  
signed to the foregoing conveyance, and who is known to me, acknowledged before me on this  
day that, being informed of the contents of the conveyance, he as such officer, and with full  
authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21<sup>st</sup> day of January, 2005.



Notary Public

My Commission Expires: 01/02/07