20050318000122660 1/1 $17.00
Shelby Cnty Judge of Probate,AL
03/18/2005 09:44:35AM FILED/CERT

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

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Ira Jason Humphries and Amanda M. Humphries
1103 Independence Drive
Alabaster, Alabama 35007

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Fifty nine thousand nine hundred and no/100 ($59,900.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **GNC, LLC and W. A. McNeely, III, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ira Jason Humphries and Amanda M. Humphries** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 11, according to the Amended Map of Fox Valley Subdivision, as recorded in Map Book 34, Page 8, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted

This property does not constitute the homestead of W. A. McNeely, III nor his spouse.

$53,910.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

To Have and to Hold to the said grantee, 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 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 grantee, his, her or 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 stated above; that I (we) have a 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor GNC, LLC, by Kenneth Carter, its Member, who is authorized to execute this conveyance, and W. A. McNeely, III, individually has hereunto set our hands and seals this 4th day of March, 2005.

**GNC, LLC**
**By: Kenneth Carter**
**Its: Member**

**W. A. McNeely, III**

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

Shelby County, AL 03/18/2005
State of Alabama

Deed Tax:$6.00

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter, whose name as Member of GNC, LLC, a limited liability company 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said company.

Given under my hand and official seal, this 4th day of March, 2005.

**Notary Public**
My Commission Expires: 02-25-09

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that W. A. McNeely, III, a married man, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2005.

**Notary Public**
My Commission Expires: 02-25-09