20050503000212030 1/2 $15.00
Shelby Cnty Judge of Probate,AL
05/03/2005 04:05:33PM FILED/CERT

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Dollars ($100.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **LEE W. BEWLEY AND VICTORIA A. BEWLEY, HUSBAND AND WIFE** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **JENNY E STRICKLAND AND DUSTIN W. STRICKLAND** (herein referred to as "Grantee") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

> LOT 27, ACCORDING TO THE SURVEY OF ROYAL PINES, AS RECORDED IN MAP BOOK 11, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.
>
> SUBJECT TO: 1. Ad Valorem Taxes for the year 2005 and subsequent years which are a lien but not yet due and payable. 2. Easements, Restrictions and Right of Ways, if any, as shown in the public records.
>
> **$ 116,720.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**
> **$ 29,180.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

To Have and To Hold the aforegranted premises to the said Grantee for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

Stuart Gwyn

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In Witness Whereof, the said Grantors have set their hands and seals this 25th day of April, 2005.

WITNESS _____ **LEE W. BEWLEY** _____ {L.S.}

WITNESS _____ **VICTORIA A. BEWLEY** _____ {L.S.}

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said county and state, hereby certify that **LEE W. BEWLEY and VICTORIA A. BEWLEY**, whose names 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 seal this 25th day of April, 2005.

Notary Public
STUART J. GARNER
My commission expires: 01/28/08

GRANTEE'S MAILING ADDRESS:

3027 SPRUCE DRIVE
HELENA, AL 35080

THIS INSTRUMENT PREPARED BY:

STUART J. GARNER, LLC
2012 LANCASTER RD
BIRMINGHAM, AL 35209
Telephone: 205-879-2420 Fax: 205-879-2495
File # 2005-067