

## 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 Seventy One Thousand One Hundred and No/100 Dollars (\$171,100.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **CHRISTOPHER E. GREGORY AND ANGELA R. GREGORY, HUSBAND AND WIFE** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **JASON B. HUMPHRIES AND LISA HUMPHRIES, HUSBAND AND WIFE** (herein referred to as "Grantees") 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 Columbiana, Shelby County, Alabama, to-wit:

**Lot 50, according to the Survey of Perkins Landing, Sectors 1 and 2, as recorded in Map Book 27, Page 33, and the Resurvey of Lots 14, 15, 28, 29 and Common Area "E", as recorded in Map Book 27, Page 130, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

1. Taxes for the year 2005 and subsequent years.
2. Easement(s); building line; and, restrictions as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 2000-24647; Inst. No. 2001-3177; and Inst. No. 2001-3178.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2001-42173; Inst. No. 2001-42174; and Inst. No. 2001-42172.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

**\$ 169,600.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**To Have and To Hold** the aforegranted premises to the said Grantees 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.

Shelby County, AL 07/12/2005  
State of Alabama

Deed Tax: \$1.50



And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their 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 Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantors have set their hands and seals this 7th day of July, 2005.

CHRISTOPHER GREGORY {L.S.}  
**CHRISTOPHER E. GREGORY**

ANGELA R. GREGORY {L.S.}  
**ANGELA R. GREGORY**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **CHRISTOPHER E. GREGORY and ANGELA R. GREGORY, HUSBAND AND WIFE**, 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 7th day of July, 2005.

Donna M. Jennings  
Notary Public  
My commission expires 1/6/07

**GRANTEES' MAILING ADDRESS:**

131 Perkins Landing Road  
Columbiana, AL 35051

**THIS INSTRUMENT PREPARED BY:**

Donna M. Jennings, LLC  
4000 Eagle Point Corporate Drive  
Birmingham, AL 35242  
Telephone: 205-969-6122 Fax: 866-267-2932  
File # R0506-1061