20050826000442470 1/1 $38.00
Shelby Cnty Judge of Probate,AL
08/26/2005 02:59:19PM FILED/CERT

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 $128,000.00 and other valuable considerations to the undersigned GRANTOR(S), JASON T. HUTCHISON AND LESLEY HUTCHISON, 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 PATRICK KEETON, BENGIE KEETON AND KELLEY KEETON (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 132, ACCORDING TO THE SURVEY OF HAYESBURY, PHASE 1, ACCORDING TO THE PLAT THERE OF RECORDED IN MAP BOOK 28, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

$102,400.00 OF THE ABOVE RECITED PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN 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 23rd day of AUGUST, 2005.

Jason T. Hutchison
JASON T. HUTCHISON

Lesley Hutchison
LESLEY HUTCHISON

Shelby County, AL 08/26/2005
State of Alabama

Deed Tax:$26.00

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that JASON T. HUTCHISON AND LESLEY HUTCHISON, HUSBAND AND WIFE, 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, they, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 23rd day of August, 2005.

NOTARY PUBLIC

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

SEND TAX NOTICE:
KELLY KEETON
140 HAYESBURY COURT
PELHAM, ALABAMA 35124

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06