



20050912000470660 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/12/2005 12:05:19PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS, JR., ATTORNEY
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215
(205) 856-9100

SENT TAX NOTICE TO:
Richard & Vicki Grisham

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration **ONE HUNDRED FIFTY EIGHT THOUSAND FOUR HUNDRED DOLLARS**
AND 00/100 (\$158,400.00) -----

paid to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt
whereof is acknowledged, I or we,

PATRICK A. NELSON AND WIFE, NATALIE P. NELSON,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

RICHARD G. GRISHAM AND VICKY GRISHAM

(herein referred to as grantees) as joint tenants, with right of survivorship, the following described real
estate situated in **SHELBY COUNTY, Alabama** to-wit:

LOT 2, ACCORDING TO THE SURVEY OF VALLEY STATION, FIRST SECTOR, AS
RECORDED IN MAP BOOK 7, PAGE 47, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND
BUILDING SETBACK LINES OF RECORD.

SUBJECT TO TAXES FOR CURRENT YEAR.

SUBJECT TO PURCHASE MONEY MORTGAGES IN THE AMOUNT OF \$128,700.00
AND \$29,700.00 BEING SIGNED AND RECORDED HEREWITHE.

ADDRESS: 6134 VALLEY STATION DRIVE, PELHAM, ALABAMA 35124
PARCEL ID NUMBER: 10-09-29-0-002-052.053

To Have and To Hold unto the said Grantees **RICHARD G. GRISHAM AND VICKY GRISHAM**, as
joint tenants, with right of survivorship their heirs and assignees, forever; it being the intention of the
parties to this conveyance, that (unless the joint tenancy hereby 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
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, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of AUGUST, 2005.

WITNESS:

PATRICK A. NELSON

NATALIE P. NELSON

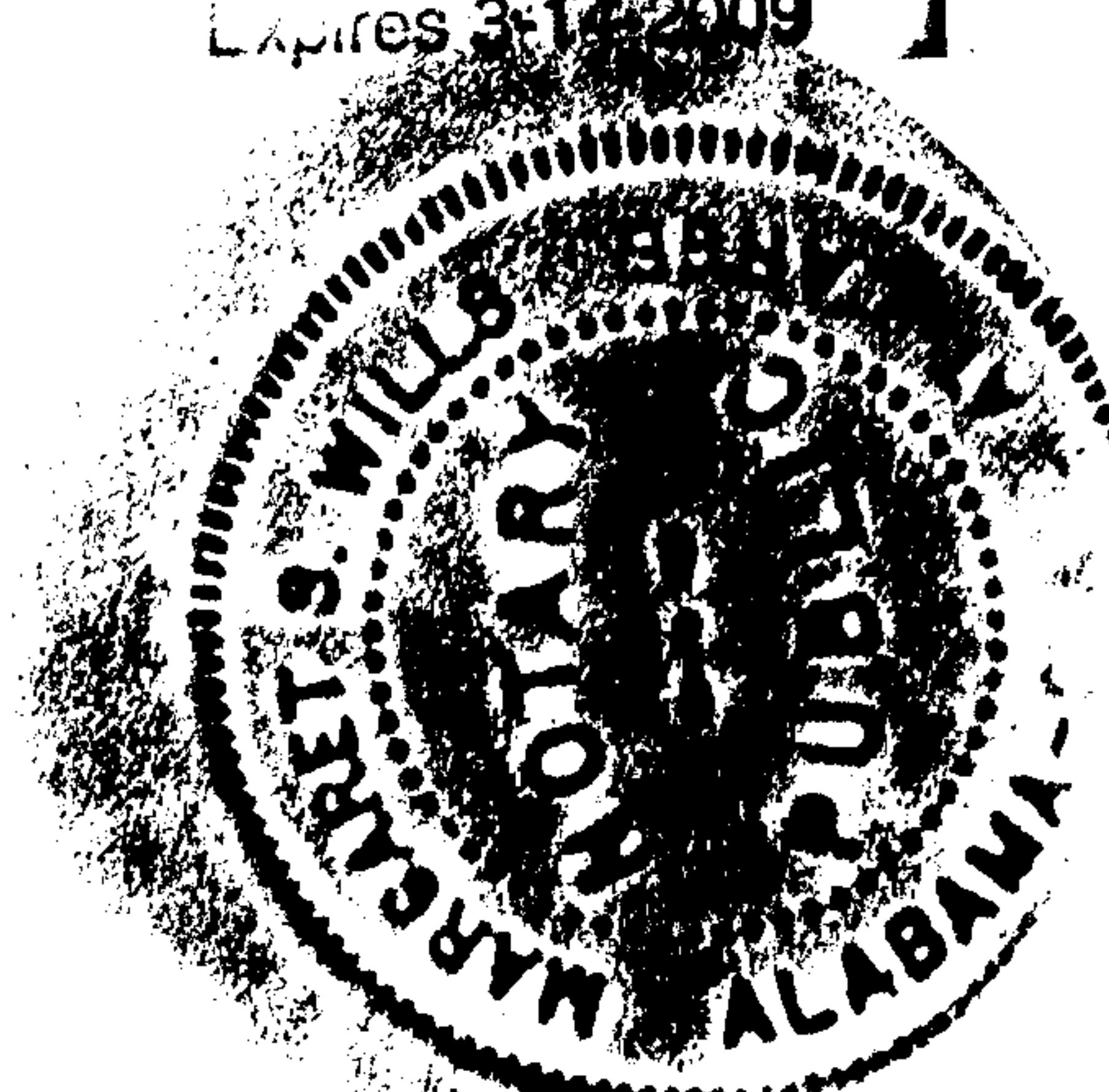
STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PATRICK A. NELSON AND WIFE, NATALIE P. NELSON, me(s), is/are signed to the foregoing conveyance, and who is/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.

NOTARY PUBLIC
MY COMMISSION EXPIRES

MARGARET S. WILLS
Notary Public
Expires 3-14-2009



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