20051011000529220 1/1 $56.00
Shelby Cnty Judge of Probate,AL
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Document Prepared By:
L. H. (Woody) Hamilton, Jr.
4 Office Park Circle, Suite 201
Birmingham, Alabama 352223

Send Tax Notice To:
Christopher J. Clements
823 Willow Oak Drive
Birmingham, Alabama 35244

GENERAL WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA}
COUNTY OF SHELBY}
KNOW ALL MEN BY THESE PRESENTS,
THAT IN CONSIDERATION OF **Two Hundred Twenty Three Thousand and no/100 Dollars ($223,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,
Amy S. Howard and David Howard, a married couple

(Amy S. Howard is one and the same as Amy E. Staats as appears on deed recorded in Instrument #1998-19687)

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto
Christopher J. Clements and Paula H. Clements
(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **Shelby** County, Alabama to wit:
Lot 17A, according to a Resurvey of Lots 15 and 17, Amended Riverchase Country Club, Sixth Addition, as recorded in Map Book 12, Page 77, in the Probate Office of Shelby County, Alabama.
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.
$223,000.00 of the above consideration above paid from the proceeds of purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this **27th day** of **September, 2005**

GRANTOR(S)

Amy S. Howard (SEAL)
Amy S. Howard

(SEAL)
David Howard

Shelby County, AL 10/11/2005
State of Alabama

Deed Tax:$45.00

STATE OF ALABAMA
COUNTY OF JEFFERSON
I, the undersigned notary public in for said State, hereby certify that **Amy S. Howard and David Howard,** whose name(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 this document, executed the same voluntarily on the same bears date

Given under my hand and signed this date: **September 27, 2005**

(Seal)
Notary Public

My Commission Expires: 12/4/08

HALE HAMILTON JR. NOTARY PUBLIC MY COMMISSION EXPIRES 12/04/08 ALABAMA STATE