20060103000002600 1/1 $46.00
Shelby Cnty Judge of Probate,AL
01/03/2006 02:16:18PM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **$175,000.00** to the undersigned Grantor(s), **Stephen B Nelson and Kerstin Nelson, husband and wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Torry M Sandlin and Serra N Sandlin** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, Sector 2, according to the Map of Apache Ridge, Sector 2 and 3, as recorded in Map Book 16, Page 60, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Address of Property: **205 Little Fawn Circle**
Alabaster, Alabama 35007

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

$140,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 15th day of December, 2005.

By: Stephen B Nelson (KAL) Kerstin Nelson
Stephen B Nelson (By his Attorney-in-Fact Kerstin Nelson) **Grantor**
By Kerstin Nelson His Attorney Infact

Kerstin Nelson **Grantor**

Shelby County, AL 01/03/2006
State of Alabama

Deed Tax:$35.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Stephen B Nelson (By his Attorney-in-Fact Kerstin Nelson) and Kerstin Nelson, husband and wife**,, 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2005.

Angela Marie Crawford
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 1, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Commission Expires:

This Instrument Prepared By:
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Torry M Sandlin and Serra N Sandlin
205 Little Fawn Circle
Alabaster, Alabama 35007