



2006011800028570 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
01/18/2006 03:28:18PM 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 Two Hundred Thirty Thousand and No/100 (\$230,000.00) and other valuable considerations to the undersigned GRANTOR(S), BERT STONE, an unmarried man (hereinafter referred to as GRANTOR), 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 HUBERT J. CHAPMAN AND TRACY D. CHAPMAN, (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 13, ACCORDING TO THE AMENDED MAP OF SOUTHPOINTE, FOURTH SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

\$249,300.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT OF WAYS AS SHOWN BY THE PUBLIC RECORDS. AD VALOREM TAXES FOR THE YEAR 2006, ARE NOT YET DUE AND PAYABLE.

**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 6 day of January, 2006.

Bert Stone  
BERT STONE

BY Oliver R. Stone  
OLIVER R. STONE, ATTORNEY IN FACT

STATE OF Maryland

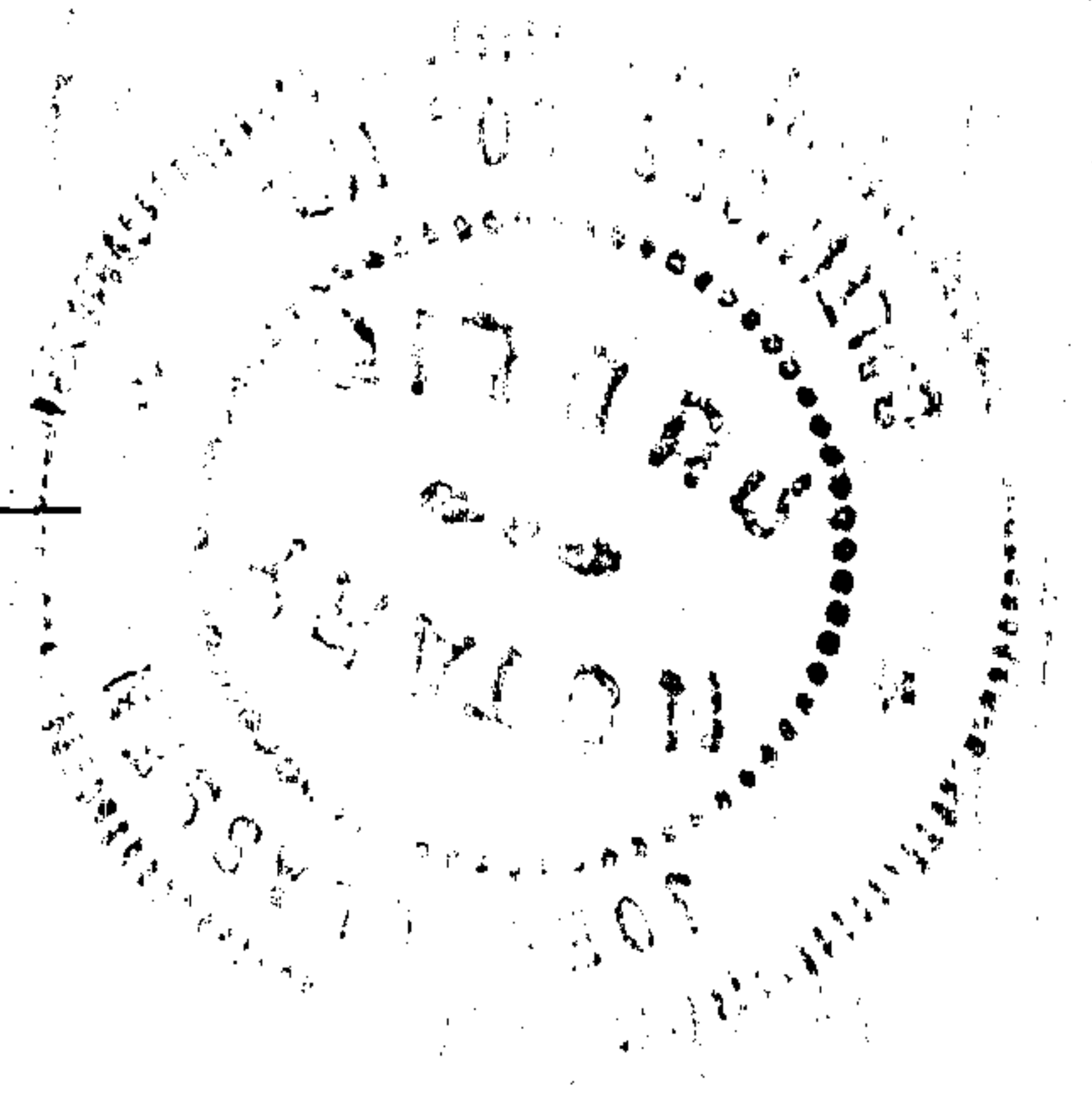
Baltimore COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that BERT STONE, BY AND THROUGH HIS ATTORNEY IN FACT OLIVER R. STONE, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Attorney In Fact, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 6 day of January, 2006.

My Comm. Exp.:  
8/1/07

[Signature]  
NOTARY PUBLIC



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

SEND TAX NOTICE TO:  
HUBERT J. CHAPMAN  
1679 SOUTHPOINTE DR.  
HOOVER, ALABAMA 35244