20060501000202790 1/1 $13.00
Shelby Cnty Judge of Probate,AL
05/01/2006 02:52:30PM FILED/CERT

Shelby County, AL 05/01/2006
State of Alabama

Deed Tax:$2.00

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Four Thousand and No/100 ($104,000.00) and other valuable considerations to the undersigned GRANTOR(S), JOSEPH A. ELLIOTT, A MARRIED 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 CHRISTINE BAILEY AND TIMOTHY D. BAILEY, (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 9 AND THE EAST FIVE FEET OF LOT 8, ACCORDING TO SURVEY OF CAHABA MANOR TOWNHOMES, AS RECORDED IN MAP BOOK 7, PAGE 57, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

$102393.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

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 _____ day of April, 2006.

_____

JOSEPH A. ELLIOTT
BY
MARSHA ROSE, ATTORNEY IN FACT

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that JOSEPH A. ELLIOTT BY AND THROUGH HIS ATTORNEY IN FACT MARSHA ROSE, 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, she, 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 _____ day of April, 2006.

My Comm. Exp.
CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

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:
CHRISTINE BAILEY
709 CAHABA MANOR TRAIL
PELHAM, ALABAMA 35124