20060613000279980 1/1 \$31.00 Shelby Cnty Judge of Probate, AL 06/13/2006 11:37:56AM FILED/CERT

This Instrument Was Prepared By:
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Send Tax Notice:
Matthew F. Bridges
Kristen A. Bridges
500 Shoshone Drive
Montevallo, AL 35115

STATE OF ALABAMA)		
)	WARRANTY DEED: JOINT TENANCY	
SHELBY COUNTY)	WITH RIGHT OF SURVIVORSHIP	

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of <u>One</u> <u>Hundred Ninety-Five Thousand & 00/100 Dollars</u> (\$195,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Richard G. Anderson and wife, Sharon M. Anderson**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Matthew F. Bridges and wife, Kristen A. Bridges**, hereinafter called "Grantees" 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 **Shelby County, Alabama**, to wit:

Lot 39, according to the First Additional to "Indian Highlands" as shown by map recorded in Map Book 5, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

PURCHASE MONEY FIRST AND SECOND MORTGAGES EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF RENASANT BANK AND RENASANT BANK, IN THE SUM OF \$155,500.00 and \$20,000.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 22^{nd} day of May, 2006.

GRANTORS		
Richard G. Anderson	(L.S.) Sharon M	1. Anderson (L.S.)
STATE OF ALABAMA) ACKNOWLEDGMENT	Shelby County, AL 06/13/2006 State of Alabama
SHELBY COUNTY))	Deed Tax: \$20.00

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *Richard G. Anderson and Sharon M. Anderson*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22nd play of May, 2006.

NOTARY PUBLIC ()
My Commission Expires: 5/08