



20060623000301710 1/2 \$264.00  
Shelby Cnty Judge of Probate, AL  
06/23/2006 08:55:56AM FILED/CERT

# Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

**Know all Men by these Presents:** That, in consideration of SIX HUNDRED NINETY THOUSAND DOLLARS 00/100 (\$690,000.00) and other good and valuable consideration to her in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JENNIFER J. BULLOCK, a single person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **MICHAEL HENSON AND ANN M. HENSON** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lot 852, according to the Survey of Greystone Legacy 8<sup>th</sup> Sector Phase II, as recorded in Map Book 31, Page 54 A, B and C, in the Probate Office of Shelby County, Alabama.

**\$ 417,000.00 of the consideration herein was derived from a first mortgage loan closed simultaneously herewith; and \$23,000.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.**

**Subject to Ad Valorem Property Taxes for 2006, and later years, not yet due and payable; covenants, restrictions, easements, and rights of way of record and mining and mineral rights.**

**To Have and To Hold** the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

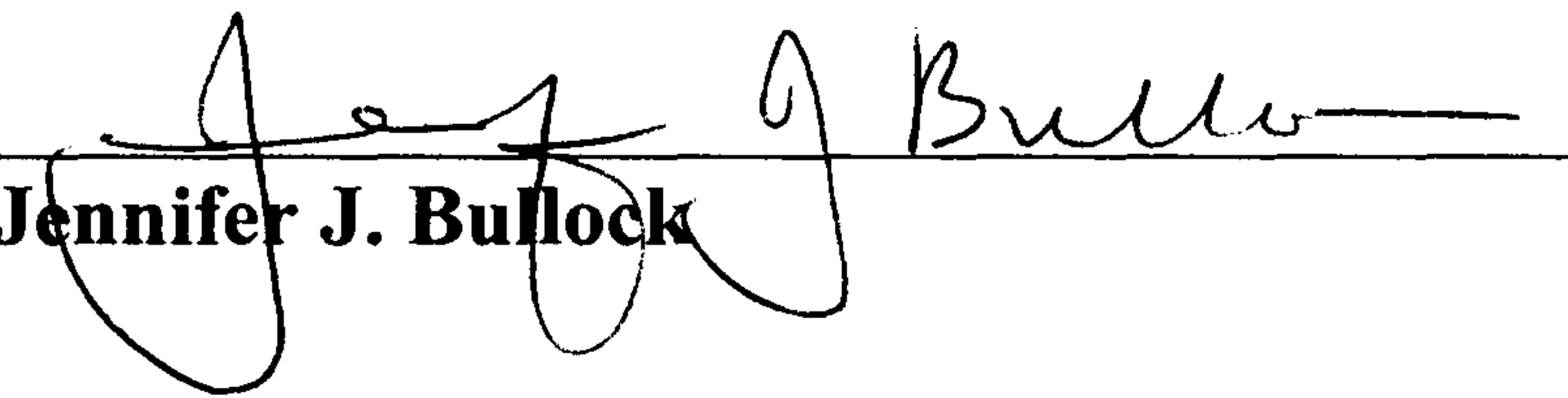
And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/23/2006  
State of Alabama

Deed Tax: \$250.00

*Sprain & Assoc.*

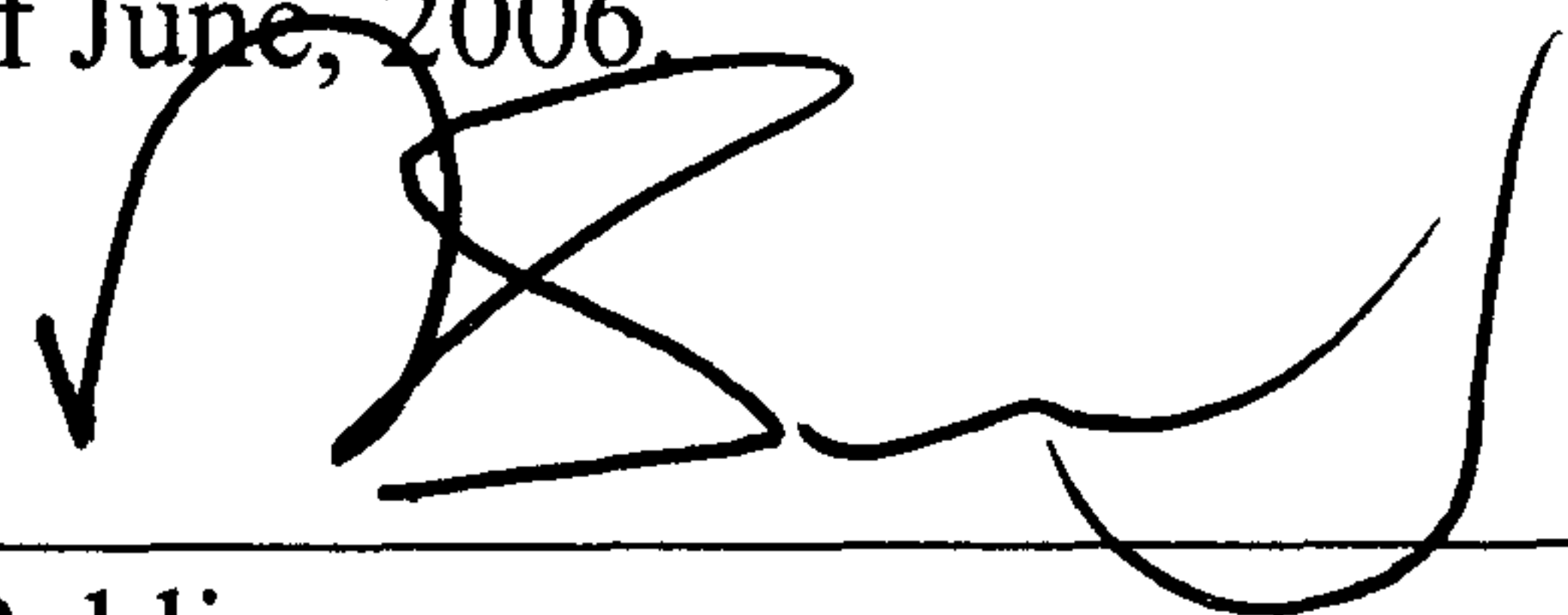
**In Witness Whereof**, the said Grantor has set her hand and seal this 16th day of  
June, 2006.

 {L.S.}  
**Jennifer J. Bullock**

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned notary public, in and for said county and state, hereby certify that **Jennifer J. Bullock**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16th day of June, 2006

  
\_\_\_\_\_  
Notary Public  
My commission expires: 6/29/2009

**GRANTEES' MAILING ADDRESS:**

1209 Perthshire Court  
Birmingham, AL 35242

**THIS INSTRUMENT PREPARED BY:**

Sprain & Shires, P.C.  
1707 29th Court South  
Birmingham, AL 35209  
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File # 2000-225