



Shelby County, AL 06/28/2006  
State of Alabama  
Deed Tax: \$8.50

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Jerry Beau Estrada and Kelli Joyce Oliphant  
116 Star View Circle  
Alabaster, Alabama 35007

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred sixty six thousand nine hundred and no/100 (\$166,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt where is acknowledged, I or we, **April Rudd f/k/a April Henderson, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jerry Beau Estrada and Kelli Joyce Oliphant** (herein referred to as grantees, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 207, according to the Resurvey of Final Plat, Stagecoach Trace, Sector 2, as recorded in Map Book 28, Page 105, in the Probate Office of Shelby County, Alabama.**

April Henderson and April Rudd are one and the same person.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$133,519.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$25,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 23<sup>rd</sup> day of June, 2006.

  
April Rudd f/k/a April Henderson

### STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **April Rudd f/k/a April Henderson, an unmarried woman**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of June, 2006.

  
Notary Public  
My Commission Expires 02-25-09

B. CHRISTOPHER BATTLES  
Notary Public - Alabama, State At Large  
My Commission Expires 2/25/2009