

Send tax notice to: KRISTI SACHS AND PATRICK JEREMY SACHS 6032 VALE HOLLOW ROAD HELENA, ALABAMA 35080

## WARRANTY DEED JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF <u>ALABAMA</u>
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of \$184,900.00 and other valuable considerations to the undersigned GRANTOR (S), PAM T. COWAN NELSON AND MARK H. NELSON, WIFE AND HUSBAND (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto KRISTI SACHS AND PATRICK JEREMY SACHS, 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 32, ACCORDING TO THE SURVEY OF WOODVALE, AS RECORDED IN MAP BOOK 12, PAGE 21 AND 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$184,900.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

PAM T. COWAN NELSON IS ONE AND THE SAME AS PAM T. COWAN AS STATED ON TITLE.

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 29th day of June,

2006.

PAM T. COWAN NELSON

MARK H. NELSON

MAM T. NELSON, ATTORNEY-

IN-FACT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Pam T. Cowan Nelson is/are signed to the foregoing conveyance and who is/are 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 official seal this 29<sup>th</sup> day of June 2006.

MY COMMISSION EXPIRES:

CHRISTOPHER P. MOSFIFY

STATE OF ALABAMA
COUNTY OF JEFFERSMY COMMISSION EXPIRES 10/07/09

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Mark H. Nelson, by Pam T. Nelson, Attorney-in-Fact is/are signed to the

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foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity of Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of June 2006

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

20060731000366650 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 07/31/2006 01:22:32PM FILED/CERT