20060809000385580 1/1 $20.00
Shelby Cnty Judge of Probate,AL
08/09/2006 12:48:16PM FILED/CERT

This Instrument Was Prepared By:
G. Wray Morse, Attorney-at-Law.
1920 Valleydale Road
Birmingham, AL 35244

Send Tax Notice to:
Neha Smith
5140 Selkirk Drive
Birmingham, Alabama 35242

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Seventy-Eight Thousand Nine Hundred and 00/100 Dollars** ($178,900.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Charles Rich, an unmarried man, and Richard S. Schencker, a married man**, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Neha Smith and Joel Smith, wife and husband** (hereinafter referred to as 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 the County of **Shelby** and State of **Alabama**, to-wit:

Lot 4A, according to the resurvey and subdivision of Lots 3 and 4, Block 2, Selkirk, as recorded in Map Book 7, Page 63, in the Probate Office Shelby County, Alabama.

This is not the homestead property of the Grantor, Richard S. Schencker, as defined in the Code of Alabama §6-10-3.

Note: $143,120.00 & $26,835.00 of the above purchase price is in the form of mortgages in favor of Hamilton Mortgage Corporation, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and the Grantors only warrants title from the time they obtained title until the date Grantors convey their interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **21st** day of **July, 2006.**

Charles Rich

Richard S. Schencker

Shelby County, AL 08/09/2006
State of Alabama

Deed Tax:$9.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Charles Rich, an unmarried man, and Richard S. Schencker, a married man** , whose names 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the **21st** day of **July, 2006.**

G. Wray Morse, Notary Public

My Commission Expires: **9/10/2004**

Closing Service