20061117000563240 1/1 $193.50
Shelby Cnty Judge of Probate,AL
11/17/2006 09:38:54AM FILED/CERT

This instrument was prepared by:
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Send Tax Notice to:
Elbert J. and Mary M. Buckelew
7895 Kimbrell Rd.
McCalla, AL 35111

Corporation Form WARRANTY Deed (Joint Tenants with Right of Survivorship)

State of Alabama }
Shelby County }

Shelby County, AL 11/17/2006
State of Alabama

Deed Tax:$182.50

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred and Eighty Two Thousand, Five Hundred and no/100's ($182,500.00) Dollars, and the execution of one promissory note dated April 7, 1997 in the amount of One Hundred and Forty Six Thousand and no/100's ($146,000.00) Dollars in hand paid to the undersigned, (herein referred to as grantors) said note being satisfied and paid in full on October 13, 1998, do grant, bargain, sell and convey unto Elbert J. Buckelew and Mary M. Buckelew, (herein referred to as grantees) in fee simple as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot # 83 according to the map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Judge of Probate Office of Shelby County, Alabama, together with and also subject to all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Grantor in the Probate Office of Shelby County, Alabama; ad valorem taxes for the current year; mineral and mining rights owned by persons other than GRANTOR; and easements and restrictions of record.

(At the request of the grantors and grantees, no policy for title insurance has been issued on this property for this transaction and no updated survey has been obtained.)

TO HAVE AND TO HOLD to 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 hereby 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 we do for ourselves and for our heirs, executors, and administrator covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 16th day of November, 2006.

Witness

By: _____ (Seal)
George C. Thompson, President
Thompson Realty Co., Inc.

State of Alabama }
}
County Shelby } I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that George C. Thompson, as President of Thompson Realty Co., Inc. whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he as such officer and having full authority has executed the same voluntarily.

Given under my hand and official seal this the 16th day of November, 2006.

Notary Public
My Commission Expires:_____

Maxwell D Carter
Notary Public
My Commission Expires 7-12-2010