20070228000090010 1/2 $15.00
Shelby Cnty Judge of Probate,AL
02/28/2007 09:39:28AM FILED/CERT

John R. Holliman
2491 Pelham Pkwy
Pelham, Al 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Sales price:$389,900.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 ($10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,Mayhall Builders, Inc., (hereinafter referred to as GRANTOR),does hereby grant, bargain, sell and convey unto JON LEE STEVENS and PENNY STEVENS, husband and wife, (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 46 according to the Survey of STERLING GATE SECTOR 3 PHASE 4 as recorded in Map Book 34, Page 35, Shelby County, Alabama Records.

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

Send Tax Notice to:
JON LEE STEVENS
409 KNIGHTSBRIDGE
Alabaster, Alabama 35007

$311,920.00 was paid from a first mortgage recorded herewith.
$77,980.00 was paid from a 2nd mortgage.

Together with all and singular the tenaments, 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.

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And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns 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, I has hereunto ~~set my~~ hand and ~~seal~~ on this the 22 day of Feb., 2007.

John A. Mayhall

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Mayhall Builders, Inc., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of Feb., 2007.

Notary Public

My Commission Expires:
08-29-10

HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
[illegible] PELHAM PARKWAY
PELHAM, ALABAMA 35124