

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:
Kelly L. Steely and Phyllis F. Waits
320 Navajo Pines Drive
Alabaster, Alabama 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred thirty five thousand fifty and no/100 (\$135,050.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Theodore O. Boettger, an unmarried man and Kevin G. Boettger, a married man and Holly Lynn Tong, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kelly L. Steely and Phyllis F. Waits** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 49, according to the Survey of Navajo Pines, as recorded in Map Book 5, Page 108, in the Probate Office of Shelby County, Alabama.

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.

Theodore O. Boettger is the surviving grantee of that certain deed recorded in Real 398, Page 638, the other grantee, Geraldine Boettger, having died on or about January 8, 1997.


This property does not constitute the homestead of the grantors, Kevin G. Boettger and Holly Lynn Tong, as defined in §6-10-3, Code of Alabama (1975).

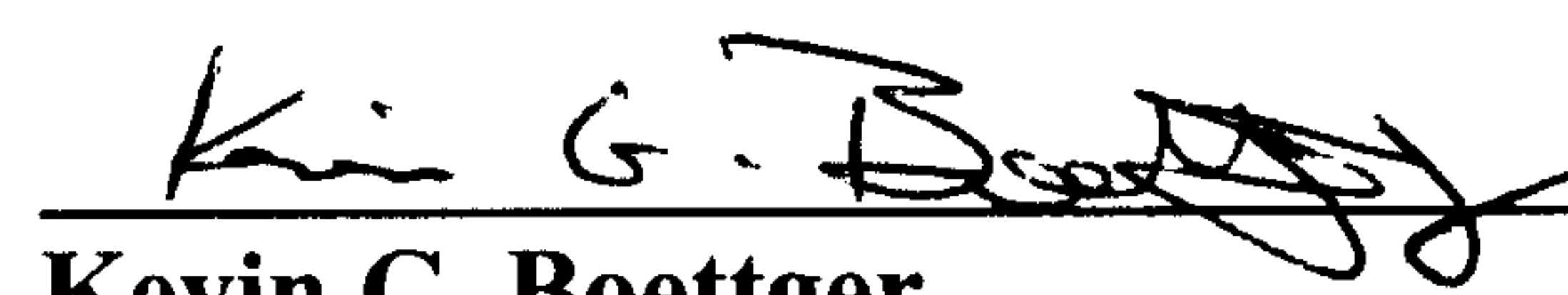
\$132,962.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.


To Have and to Hold to the said grantee, 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 3rd day of April, 2007.


Theodore O. Boettger
by his agent and attorney in fact Holly Lynn Tong


Kevin G. Boettger
by his agent and attorney in fact Holly Lynn Tong






Holly Lynn Tong


STATE OF Georgia
COUNTY OF Bibb

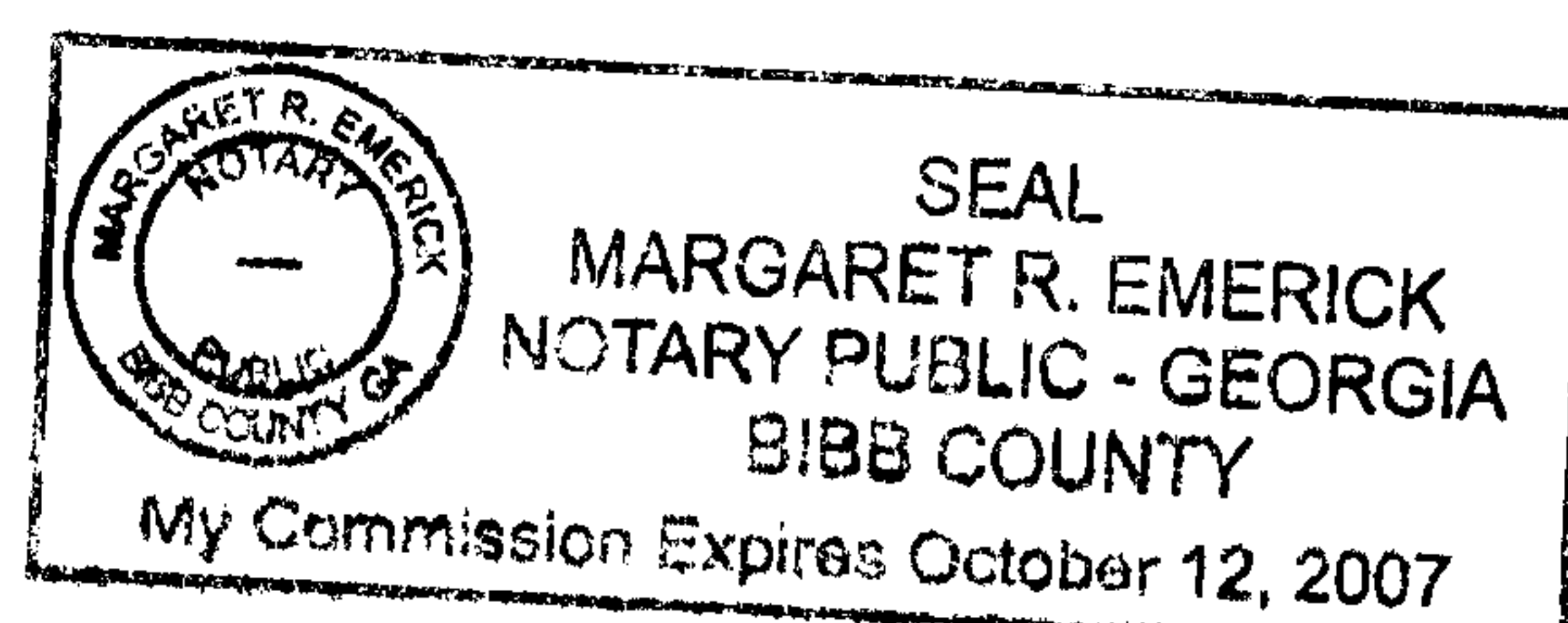
Shelby County, AL 04/11/2007
State of Alabama

Deed Tax: \$2.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Holly Lynn Tong, a married woman, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2007.


Notary Public
My Commission Expires: _____





20070411000166860 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
04/11/2007 10:49:06AM FILED/CERT

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF Georgia
COUNTY OF Bibb

I, the undersigned, a Notary Public in and for said State, hereby certify that Holly Lynn Tong, whose name as Attorney in Fact for Theodore O. Boettger, an unmarried man and Kevin G. Boettger, a married man, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such 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 3rd day of April, 2007.

Margaret R. Emerick
Notary Public
My commission expires: _____

