Send Tax Notice To: Cody McBride
1569 Applegate Lane
Alabaster, AL 35007

# CORPORATION WARRANTY DEED

Joint Tenancy With Right of Survivorship

20070419000182940 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/19/2007 03:45:06PM FILED/CERT

State Of Alabama
County Of Shelby

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Eighty Nine Thousand Five Hundred dollars and Zero cents ($89,500.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Keith Hall Properties, Inc.** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Cody McBride and Lacey McBride** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**SUBJECT TO**: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: $89,500.00 of the purchase prices is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR by its President, Keith Hall who is authorized to execute this conveyance, hereto set its signature and seal, this the 16th day of April, 2007.

Keith Hall Properties, Inc.

By: _____
Keith Hall, President

State Of Alabama
County Of Shelby

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Keith Hall, whose name as President of Keith Hall Properties, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 16th day of April, 2007.

File No: 20070120

_____
Notary Public

My Commission Expires _____

THIS INSTRUMENT PREPARED BY:
**Chesley Paul Payne, Esq. • Massey, Stotser & Nichols, P.C. • 1780 Gadsden Highway • Birmingham , Alabama 35235**

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# EXHIBIT "A"

Lot 79, according to the survey of Applegate Manor, as recorded in Map Book 9, Page 125, A, B & C, in the Probate Office of Shelby County, Alabama.

Together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc. by deed recorded in Real 65, Page 201, in the Probate Office of Shelby County, Alabama, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in Real 63, Page 634, in the Probate Office of Shelby County, Alabama.