

20070504000206960 1/1 \$51.50  
Shelby Cnty Judge of Probate, AL  
05/04/2007 08:48:16AM FILED/CERT

SEND TAX NOTICE TO: STACEY P. FELL AND JOHN E. FELL  
2588 ROYAL COURT  
PELHAM, ALABAMA 35124

## WARRANTY DEED

### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF SHELBY:

Shelby County, AL 05/04/2007  
State of Alabama

Deed Tax: \$40.50

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$202,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **LARRY C. LUNSFORD and WILDA S. LUNSFORD, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **STACEY P. FELL and JOHN E. FELL**, (herein referred to as GRANTEE(S) 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 43, ACCORDING TO THE MAP AND SURVEY OF ROYAL OAKS, 3RD SECTOR, 2ND ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 37, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

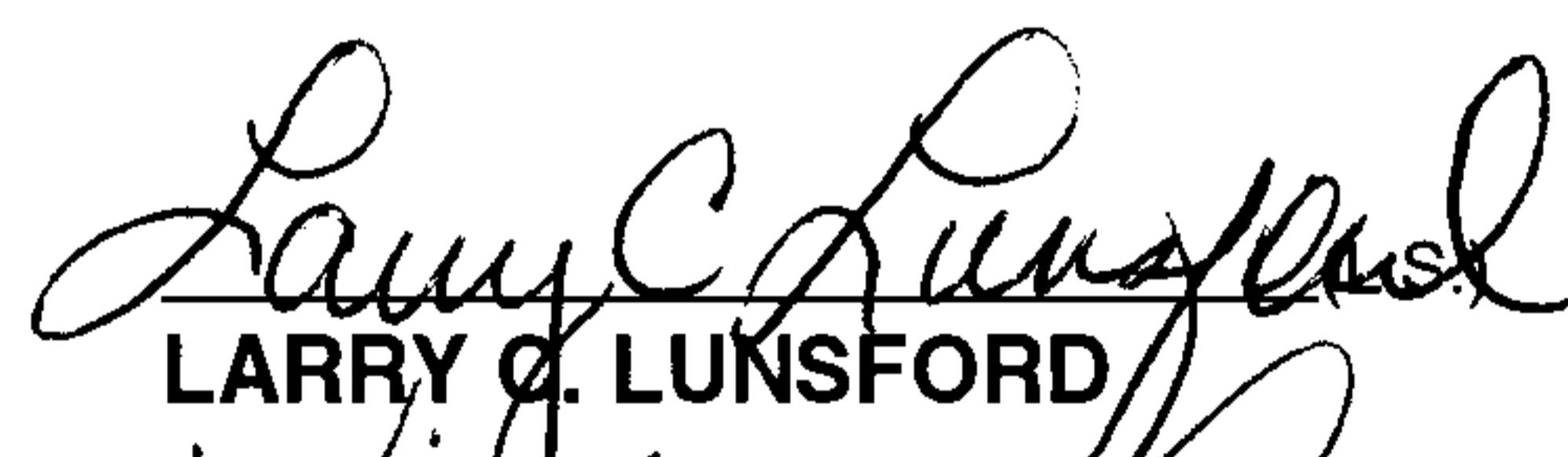
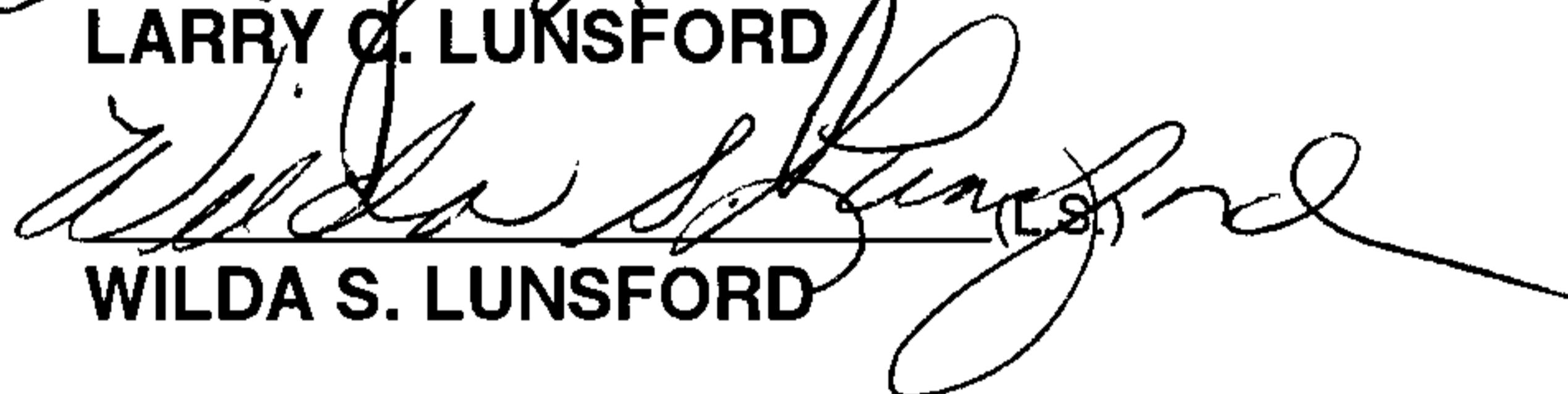
\$161,600.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANNEES 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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANNEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANNEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

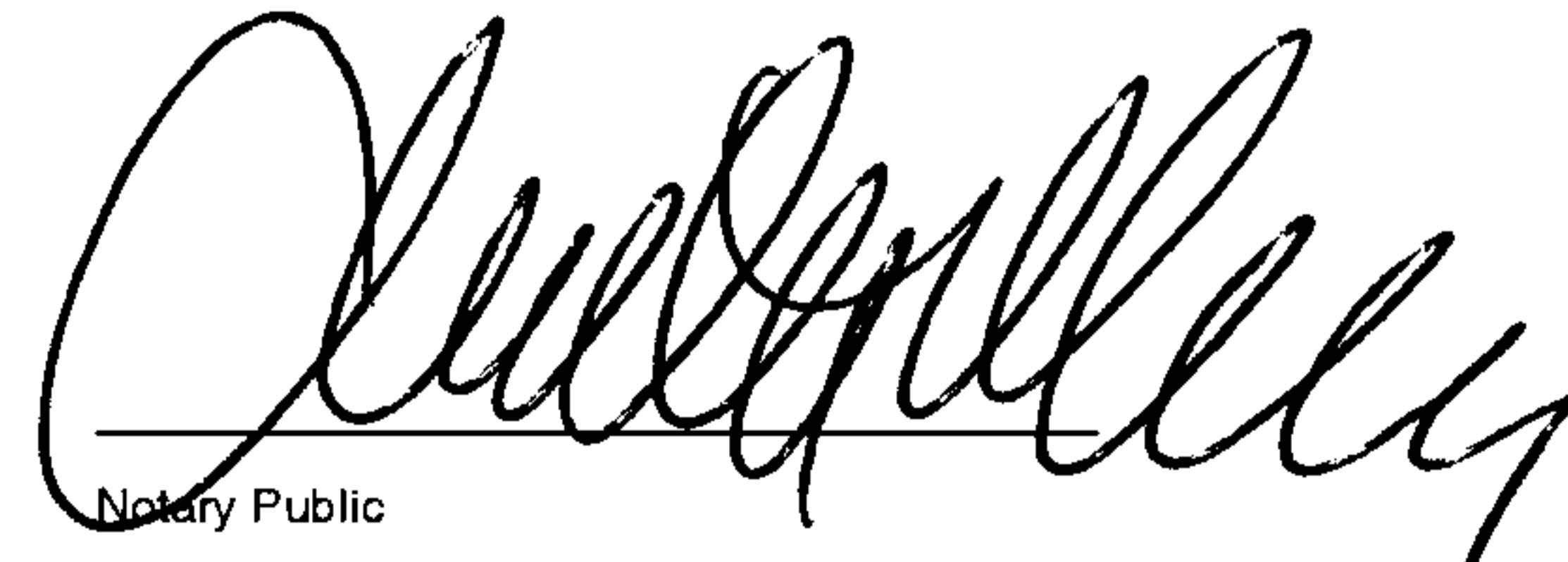
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of April, 2007.

  
LARRY C. LUNSFORD  
  
WILDA S. LUNSFORD

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that LARRY C. LUNSFORD and WILDA S. LUNSFORD, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 30th day of April, 2007.

  
Notary Public  
My commission exp: \_\_\_\_\_

CHRISTOPHER P. MOSELEY  
MY COMMISSION EXPIRES 10/07/09

Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, AL 35243