



20070724000345490 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/24/2007 02:23:17PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

✓ A. Eric Johnston, Attorney at Law
Suite 107, 1200 Corporate Drive
Birmingham, AL 35242

SEND TAX NOTICE TO:

ANGELA M MARTIN
1378 SHELBY FOREST COURT
Chelsea, AL 35043

Warranty Deed

STATE OF ALABAMA

CITY OF CHELSEA, COUNTY OF
SHELBY

**JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

Know all Men by these Presents: That, in consideration of One Hundred Ninety Eight Thousand Five Hundred Dollars (\$198,500.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SHON ALMOND, UNMARRIED, AND JENNIFER ATCHISON, UNMARRIED** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **ANGELA M MARTIN, UNMARRIED AND ANDREW ARMISTEAD, UNMARRIED** (herein referred to as "Grantee") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in CHELSEA, Shelby County, Alabama, to-wit:

Lot 426, according to the Survey of Shelby Forest Estates 4th Sector, as recorded in Map Book 26, Page 19, in the Probate Office of Shelby County, Alabama

\$ 198,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

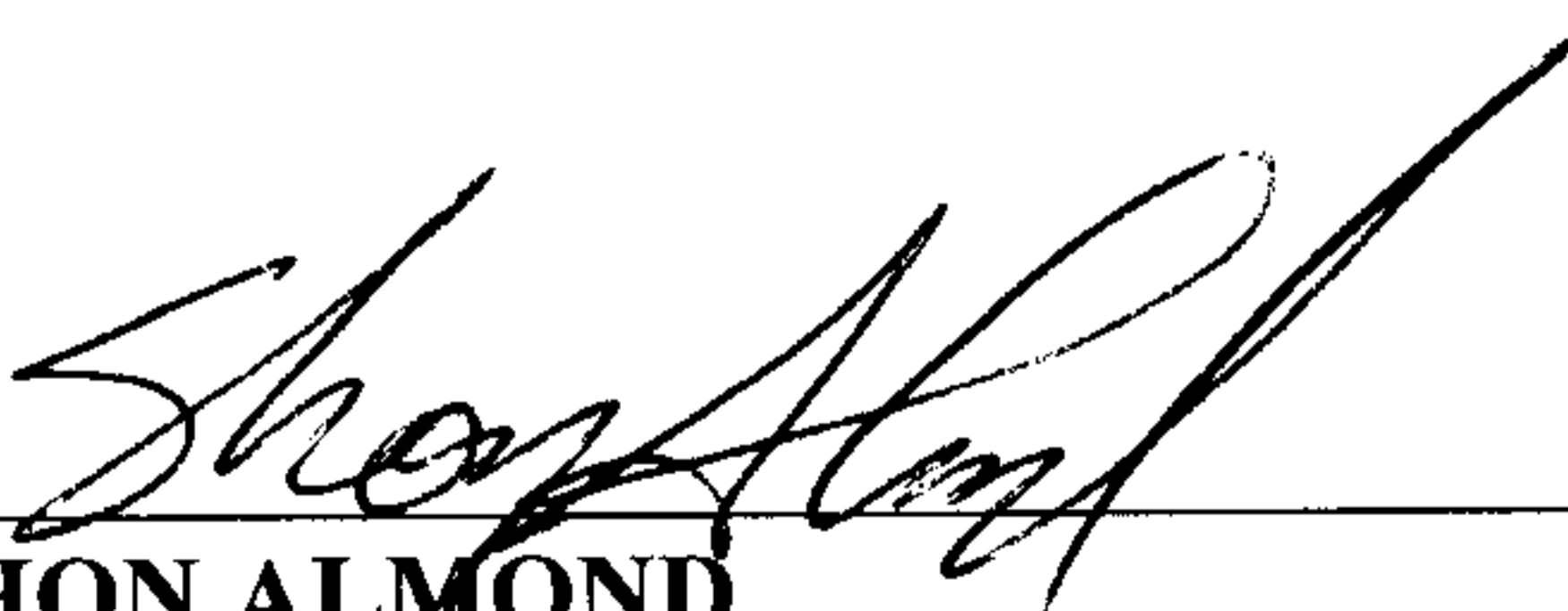
SUBJECT TO:

1. Right-of-way granted to South Central Bell Telephone Company recorded in Instrument No. 2000-5521.
2. Right-of-way granted to Alabama Power Company recorded in Real 299, Page 370 and Instrument No. 1998-34347.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

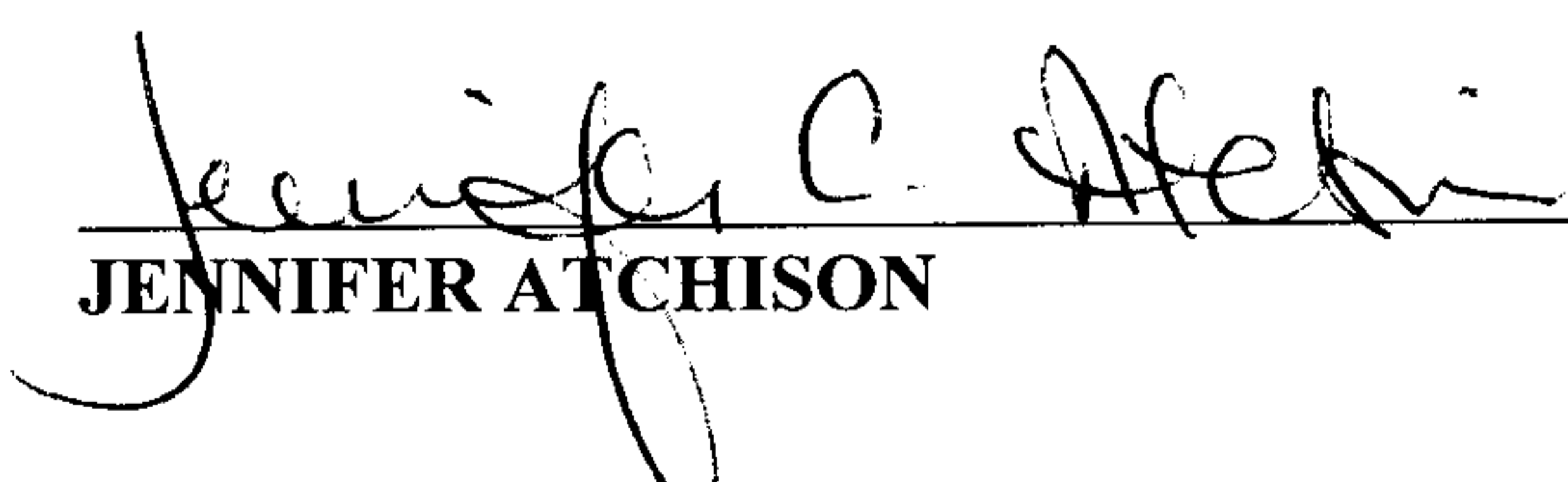
To Have and To Hold the aforegranted premises to the said Grantee for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall *warrant and defend* the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 29th day of June, 2007.



SHON ALMOND {L.S.}



JENNIFER ATCHISON {L.S.}



20070724000345490 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/24/2007 02:23:17PM FILED/GERT

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said county and state, hereby certify that **SHON ALMOND and JENNIFER ATCHISON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of June, 2007.

Michele H. Bray
Notary Public

My commission expires _____

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 21, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS**