



20070813000379290 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
08/13/2007 10:41:06AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Stephen B. Nelson  
Kerstin A. Nelson  
309 Sterling Manor Circle  
Alabaster, AL 35007

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

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$387,000.00)

That in consideration of Three hundred eight seven thousand and 00/100 ~~(\$10.00)~~ DOLLARS [the entire amount of which is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Woodway Properties, LLC, a limited liability company (herein referred to as grantors) do grant, bargain, sell and convey unto Stephen B. Nelson and Kerstin A. Nelson, jointly for life with remainder to survivor (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 27, according to the Final Plat of Sterling Gate Sector 2, Phase 2, as recorded in Map Book 36, page 86, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES, jointly for life with remainder to survivor.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 noted 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) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this July 25, 2007.

WITNESS:

\_\_\_\_\_ (SEAL)

*x Stephen B. Nelson* (SEAL)  
Woodway Properties, LLC  
BY: Stephen B. Nelson  
ITS: Member

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen B. Nelson, Member of Woodway Properties, LLC, a limited liability company, whose name(s) 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 on the day the same bears date, for and as the act of said limited liability company.

Given under my hand and official seal on July 25, 2007.

My commission expires: 4/6/08

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

