

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D Keith  
3500 Independence Drive  
Birmingham, AL 35209

Andrew Chapman  
180 Stonebride Cir  
Pelham, AL 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$127,500.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Amy M Grimes, unmarried, and Lisa C Grimes, unmarried** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Andrew Chapman and Lindsey Chapman**, (hereinafter referred to as Grantees) for and during their joint lives as joint tenants 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 Shelby County, Alabama, to wit:

Lot 90, according to the Survey of the Cottages at Stone Haven Second Addition, Phase One, as recorded in Map Book 23, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2007 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

*\$114,750/SBK/AMG/LCG*

Note: ~~\$127,500~~ of the purchase price is being paid through a mortgage loan executed contemporaneously herewith.

TO HAVE AND TO HOLD to said Grantees, for and during their joint lives as joint tenants 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.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 31 day of Oct, 2007.

\_\_\_\_\_

*Amy M Grimes*  
\_\_\_\_\_  
Amy M Grimes

*Lisa C Grimes*  
\_\_\_\_\_  
Lisa C Grimes

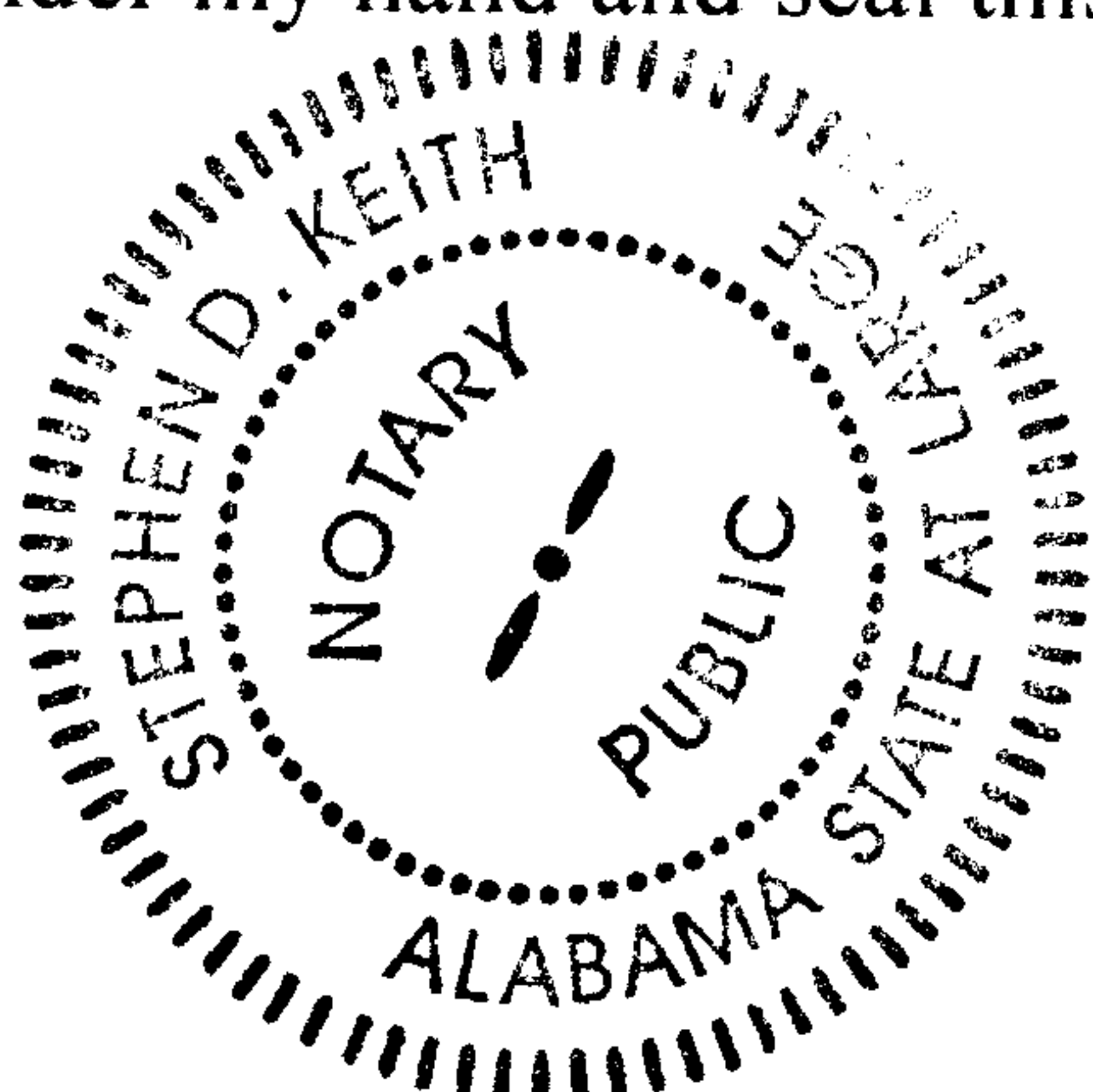
Shelby County, AL 11/05/2007  
State of Alabama

Deed Tax: \$13.00

State of Alabama     )  
                                  )  
Jefferson County     )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Amy M Grimes, Lisa C Grimes**, 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, he/she executed the same voluntarily for and as hi/hers act on the day same bears date.

Given under my hand and seal this 31 day of Oct, in the year 2007.



\_\_\_\_\_  
Notary Public  
My Commission Expires 3/21/2008