

THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

CHRIS DAILEY and ADA DAILEY
405 BENT CREEK TRACE
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 THREE HUNDRED THOUSAND EIGHT HUNDRED SIXTY FOUR DOLLARS 53/100 (\$ 300,864.53) and other good and valuable consideration to it in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **TIMELESS HOMES, LLC BY MONTY BRYANT, IT'S MEMBER, A MARRIED MAN, NON HOMESTEAD PROPERTY** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **CHRIS DAILEY AND ADA DAILEY, HUSBAND AND WIFE** (herein referred to as "Grantees") 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 37, according to the Survey of Bent Creek Subdivision Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

\$ 285,800.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

Subject to encumbrances and other matters of record, including:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. 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.
3. Restrictions appearing of record in Inst. No. 2005-56418.
4. Right-of-way granted to Alabama Power Company recorded in Volume 126, Page 55.

To Have and To Hold the aforegranted premises to the said Grantees 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 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 it is free from all encumbrances, except as otherwise noted above, 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 premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set its hand and seal this 8th day of November, 2007.

**TIMELESS HOMES, LLC BY MONTY BRYANT,
IT'S MEMBER**

By: By Monty Bryant {L.S.}
its member (name/title)

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that **TIMELESS HOMES, LLC BY MONTY BRYANT, IT'S MEMBER**, whose name 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, it executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of November, 2007.

Rickelle H. Bray

Notary Public

My commission expires

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



20071226000576880 2/2 \$29.50
Shelby Cnty Judge of Probate, AL
12/26/2007 11:31:20AM FILED/CERT

Shelby County, AL 12/26/2007
State of Alabama

Deed Tax: \$15.50