

20080128000035500 1/1 \$13.50
Shelby Cnty Judge of Probate, AL
01/28/2008 02:22:07PM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Peter J. Reese
Lauren DeAnn Reese
983 Meriweather Drive
Calera, AL 35040

STATE OF ALABAMA)
SHELBY COUNTY) WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirty-Nine Thousand & 00/100 Dollars (\$139,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James C. Fuller, a single person**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Peter J. Reese and wife, Lauren DeAnn Reese**, hereinafter called "Grantees" 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 **Shelby County, Alabama**, to wit:

Lot 31, according to the Survey of The Meadows at Meriweather Phase I, Second Addition, as recorded in Map Book 34, Page 92 in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

Note: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF MORTGAGEAMERICA, INC., IN THE SUM OF \$136,852.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 25th day of January, 2008.

GRANTOR

James C. Fuller (L.S.)
James C. Fuller

Shelby County, AL 01/28/2008
State of Alabama
Deed Tax: \$2.50

STATE OF ALABAMA)
SHELBY COUNTY) ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, James C. Fuller, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25th day of January, 2008.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/08