

This Instrument Was Prepared By:  
**G. Wray Morse, Attorney at Law**  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
Christopher Jeffcoat  
435 Lime Creek Bend  
Chelsea, Alabama 35043

STATE OF ALABAMA  
COUNTY OF SHELBY

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Twenty Nine Thousand And 00/100 Dollars (\$229,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Phillip B. Wilson and Melissa E. Wilson, Husband and Wife**, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Christopher Jeffcoat and Heather Sherack** (hereinafter referred to as 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 the County of **Shelby** and State of Alabama, to-wit:

**Lot 23, according to the Final Plat Lime Creek at Chelsea Preserve Sector 2, as recorded in Map Book 34, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Note: \$183,200.00 & \$45,800.00 of the above purchase price is in the form of a mortgage in favor of HomeServices Lending, LLC Series A dba MortgageSouth and Mutual Savings Credit Union, executed and recorded simultaneously herewith.**

**This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.**

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **9th** day of **May**, 2008.

*Phillip B. Wilson, by Melissa E. Wilson,  
as his Attorney in Fact*

Phillip B. Wilson, by Melissa E. Wilson, as his Attorney in Fact

*Melissa E. Wilson*

Melissa E. Wilson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Melissa E. Wilson**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **9th** day of **May**, 2008.

*G. Wray Morse*

G. Wray Morse, Notary Public

My Commission Expires: **9/10/2008**

Shelby County, AL 05/15/2008  
State of Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

Deed Tax: \$46.00

I, G. Wray Morse, a Notary Public in and for said county in said state, hereby certify that **Melissa E. Wilson** whose name as Attorney in Fact for **Phillip B. Wilson** is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal of office this **9th** day of **May**, 2008.

*G. Wray Morse*

G. Wray Morse - Notary Public

My Commission expires: **9/10/2008**