


This instrument prepared by:
Moseley & Associates, P.C.
2871 Acton Road, Suite 101
Birmingham, AL 35243

Sent Tax Notice To: Don L. Otts
3121 Chestnut Oaks Drive
Hoover, AL. 35244

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY OF JEFFERSON**


20080703000271920 1/1 \$81.00
Shelby Cnty Judge of Probate, AL
07/03/2008 02:21:17PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWO HUNDRED TWENTY NINE THOUSAND DOLLARS & 00/100--- (\$229,000.00) and other valuable considerations to the undersigned GRANTOR(S) NORMAN L. McELROY AND MARTHA S. McELROY, AS TRUSTEES UNDER THE NORMAN AND MARTHA McELROY LIVING TRUST DATED AUGUST 18, 1999 AND ANY AMENDMENTS THERETO, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTORS does by these presents GRANT, BARGAIN, SELL and CONVEY unto DON L. OTTS AND SANDRA STRICKLAND OTTS, hereinafter referred to as GRANTEE(S), 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 County of Shelby, State of Alabama, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF THE FAIRWAYS AT RIVERCHASE, AS RECORDED IN MAP BOOK 13, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA


\$160,000.00 OF THE PROCEEDS RECEIVED ABOVE WAS PAID FROM A FIRST AND SECOND PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY OF RECORD AND AD VALOREM TAXES FOR 2008 WHICH ARE NOT DUE AND PAYABLE AS OF YET.

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

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 30th day of June, 2008.


NORMAN L. McELROY, TRUSTEE
UNDER THE NORMAN AND MARTHA
McELROY LIVING TRUST


MARTHA S. McELROY, TRUSTEE UNDER
THE NORMAN AND MARTHA McELROY
LIVING TRUST

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county and state hereby certify that, NORMAN L. McELROY AND MARTHA S. McELROY, AS TRUSTEES UNDER THE NORMAN AND MARTHA McELROY LIVING TRUST DATED AUGUST 18, 1999 AND ANY AMENDMENTS, whose name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they has/have in her/his capacity executed the same voluntarily and with full authority on the day the same bears date.

GIVEN under my hand and seal this the 30TH day of June, 2008.

My Comm. Exp.:


NOTARY PUBLIC
CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

Shelby County, AL 07/03/2008
State of Alabama

Deed Tax: \$69.00