

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

Send Tax Notice:  
Jonathan Chad Yancy  
Kathy L. Yancy  
155 Pinewood Lane  
Montevallo, AL 35115

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 Seven Thousand & 00/100 Dollars (\$137,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **John Nicholas Foster, Jr.**, and wife, Candace Ross Kuby, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jonathan Chad Yancy and wife, Kathy L. Yancy**, 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:

**See attached legal description marked as Exhibit "A"**

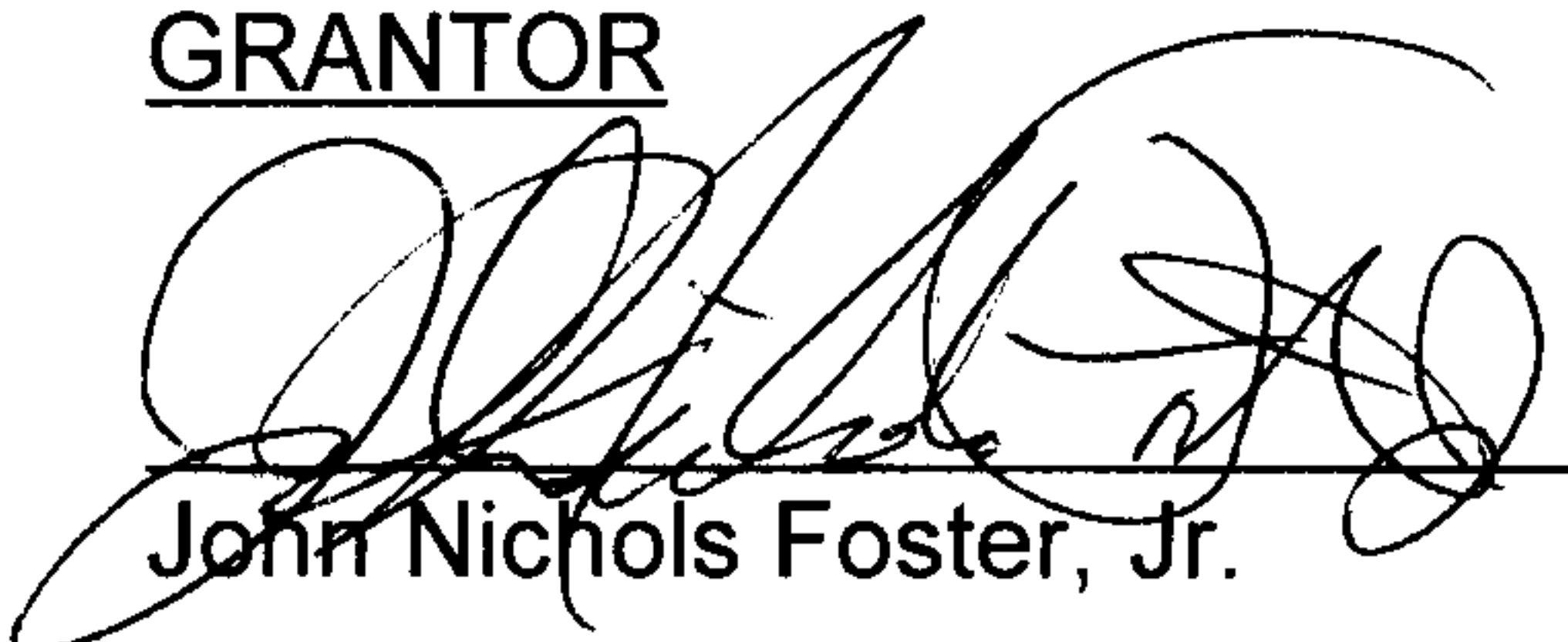
**The consideration herein is part and parcel with a loan in favor of Hometown Mortgage Services bearing the same date and in the amount of \$134,883.00**

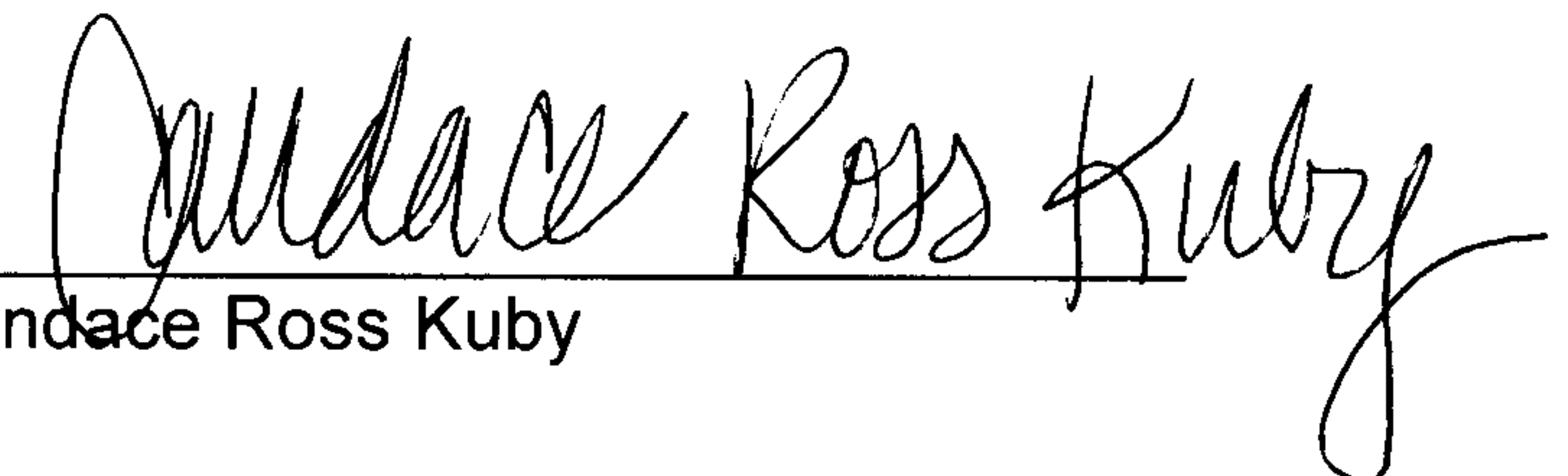
TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

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 11<sup>th</sup> day of July, 2008.

GRANTOR


 (L.S.)  
John Nicholas Foster, Jr.

  
Candace Ross Kuby

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                    )     **ACKNOWLEDGMENT**

I, Tonya D Haynes, a Notary Public for the State at Large, hereby certify that the above posted name, John Nichols Foster, Jr., and Candace Ross Kuby, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.


GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11<sup>th</sup> day of July, 2008.

  
NOTARY PUBLIC  
My Commission Expires: Nov 9, 2009

Loan Number: 0502092673

Date: JULY 11, 2008

Property Address: 155 PINWOOD LANE, MONTEVALLO, ALABAMA 35115

  
20080717000287820 2/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
07/17/2008 08:05:29AM FILED/CERT

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Lot 12 and the South portion of Lot 13, described as follows: Beginning at the Southeast corner of Lot 13, go South 88 degrees, 41 minutes West along the South boundary of Lot 13 for 163.68 feet to the Southwest corner of said lot; thence North 0 degrees, 52 minutes East for 21.50 feet; thence North 9 degrees, 55 minutes East for 75.73 feet; thence South 66 degrees, 37 minutes East for 144.59 feet to the West boundary of Pine Wood Lane; thence along this boundary for 40.20 feet to the POINT OF BEGINNING of Bridlewood Forest Subdivision as recorded in Map Book 5, Page 52, in the Probate Office of Shelby County, Alabama. Situated in the town of Montevallo, Shelby County, Alabama.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Shelby County, AL 07/17/2008  
State of Alabama

Deed Tax: \$2.50

A.P.N. # :

DocMagic eForms 800-649-1362  
[www.docmagic.com](http://www.docmagic.com)