

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

ALLEN CHRIS CHANCE and KATHERINE ANN CHANCE

5405 SUNRISE DRIVE

BIRMINGHAM, ALABAMA 35242-3327



20080804000312940 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
08/04/2008 02:30:37PM FILED/CERT

THAT IN CONSIDERATION OF **One Thousand and No/100*****DOLLARS (\$1,000.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Allen C. Chance and Katherine Ann Chance, Trustees, Under the Chance Living Trust, dated 9-22-06 and any Amendments Thereto**

(herein referred to as grantors) do grant, bargain, sell and convey unto

ALLEN CHRIS CHANCE and KATHERINE ANN CHANCE

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 6-A, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, 3RD SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 91 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to Easements, Restrictions and rights of way of record.

\$197,500.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees ALLEN CHRIS CHANCE and KATHERINE ANN CHANCE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 8th day of July, 2008.

WITNESS:

Chance Living Trust

_____(Seal)

Allen C. Chance, Trustee (Seal)

By: Allen C. Chance, Trustee

_____(Seal)

Katherine Ann Chance, Trustee (Seal)

By: Katherine Ann Chanc, Trustee

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Allen C. Chance and Katherine Ann Chance whose name as Trustees of The Chance Living Trust, dated 9-22-06, a Trust, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this 8th day of July A.D., 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-11-08

Renee B. Smith

74178

PREPARED BY JEREMY LEE PARKER 1516 MONTGOMERY HWY STE 205 HOOVER AL 35216

