

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

Shelby County, AL 10/02/2008
State of Alabama
Deed Tax: \$14.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED FIFTY SIX THOUSAND DOLLARS & 00/100 AND OTHER GOOD AND VALUABLE CONSIDERATION---- (\$156,000.00) and other valuable considerations to the undersigned GRANTOR(S) in hand paid GRANTEE(S) herein, the receipt of which is hereby acknowledged, MARK B. BROUSSARD AND JUANITA BROUSSARD, HUSBAND AND WIFE (herein referred to as said GRANTORS do(es) by these presents GRANT, BARGAIN, SELL and CONVEY unto, HOLLY K. STANFORD, CAROLYN A. STANFORD AND DOUGLAS R. STANFORD, 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 40, ACCORDING TO THE SURVEY OF OLD CAHABA II-B, AS RECORDED IN MAP BOOK 30, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$142,155.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

Subject to: Easements, restrictive covenants and rights of ways as shown by the public records. Ad valorem taxes for the year 2008 and any subsequent years.

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 24 DAY OF September, 2008.

Mark B. Broussard
MARK B. BROUSSARD

Juanita Broussard
JUANITA BROUSSARD

STATE OF MISSISSIPPI

COUNTY OF Harrison:

I, the undersigned, a Notary Public in and for said county and state hereby certify, MARK B. BROUSSARD AND JUANITA BROUSSARD, 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 24 day of September, 2008.

My Comm. Exp.:
ANGELA ULRICH

Mississippi Statewide Notary Public
My Commission Expires April 19, 2011

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243

Angela Ulrich
NOTARY PUBLIC

SEND TAX NOTICE TO:
HOLLY K. STANFORD
433 OLD CAHABA WAY
HELENA, AL. 35080