



20081106000430030 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
11/06/2008 10:09:08AM FILED/CERT

This Instrument Was Prepared By:
Holliman & Shockley
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124
STATE OF ALABAMA

Shelby County, AL 11/06/2008
State of Alabama

Deed Tax: \$3.00

CORPORATION STATUTORY WARRANTY DEED, JOINTLY
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, NEW SOUTH FEDERAL SAVINGS BANK, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto NONA R. ELLIS, (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 1807 according to the Survey of OF OLD CAHABA V,
FIRST ADDITION as recorded in Map Book 35, Page 120
Shelby County, Alabama Records.**

This conveyance is hereby made subject to restrictions, easements, rights of way of record, the outstanding statutory right of redemption as evidence by the certain foreclosure deed recorded in Inst. # 20081029000421380 in the Probate Office of Shelby County, Alabama.

\$ 201342⁰⁰ was paid from a first mortgage recorded

herewith.

Send Tax Notice to:

4137 OLD CAHABA PKWY

Helena, Alabama 35080

Together with all and singular the tenaments, 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 GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it is 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 it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of only those persons claiming by, through or under the grantor's title.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature on this the 31 day of OCT.

NEW SOUTH FEDERAL SAVINGS BANK

BY: STANLEY E. WEIR
ITS: VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that STANLEY E. WEIR as VICE PRESIDENT of NEW SOUTH FEDERAL SAVINGS BANK 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 duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 31 day of OCT.

Notary Public

My Commission Expires:

8-29-10

JOHN R. HOLLIMAN
NOTARY PUBLIC - ALABAMA
My Commission Expires
8-29-10

HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 35124

