



20090506000169370 1/2 \$24.50
Shelby Cnty Judge of Probate, AL
05/06/2009 03:28:37 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Bradford Price, Jr. and Leslie A. Hewlett
3125 Woodbridge Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Thousand Five Hundred and 00/100 (\$200,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Mary J. Drake, an unmarried woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Bradford Price, Jr. and Leslie A. Hewlett**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 29, according to the Survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2009 and subsequent years not yet due and payable until October 1, 2009.
Existing covenants and restrictions, easements, building lines and limitations of record.

Mary J. Drake, grantor, is the sole surviving grantee of that certain deed dated November 30, 1983 and recorded in Book 351, Page 777; other grantee, Oscar P. Drake, Jr. having died on or about October 20, 2002.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. C. DUFFY, ATTORNEY AT LAW



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IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 20 day of April, 2009.

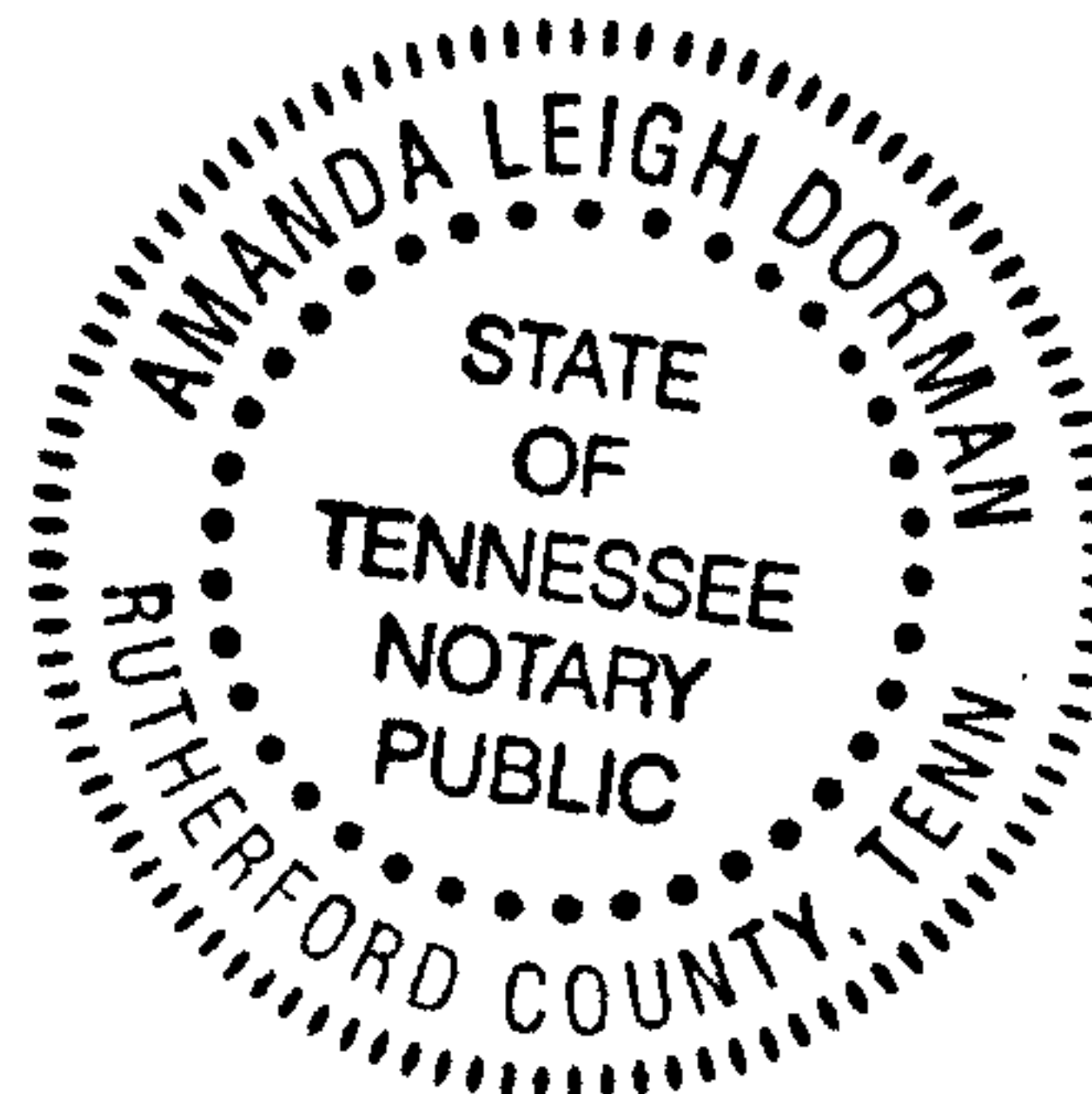
Mary J. Drake
Mary J. Drake

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mary J. Drake, an unmarried woman, whose name 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of April, 2009.

Amanda Leigh Dorman
NOTARY PUBLIC
My Commission Expires:
6/18/12



Shelby County, AL 05/06/2009

State of Alabama

Deed Tax : \$10.50