


Send tax notice to:
Justin McElroy
186 Cedar Grove Parkway
Maylene, ALABAMA 35114


20091216000460120 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
12/16/2009 10:46:52 AM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty Six Thousand Five Hundred Dollars and No/100 (\$146,500.00) and other valuable considerations to the undersigned GRANTOR (S), **JUSTIN B. CARR AND CHERYL R. LOWERY KNA CHERYL R. CARR, husband and wife** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JUSTIN McELROY**, 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 34, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE, SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 25, PAGE 53, SHELBY COUNTY, ALABAMA RECORDS.

\$146,500.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THE FIRST MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

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.

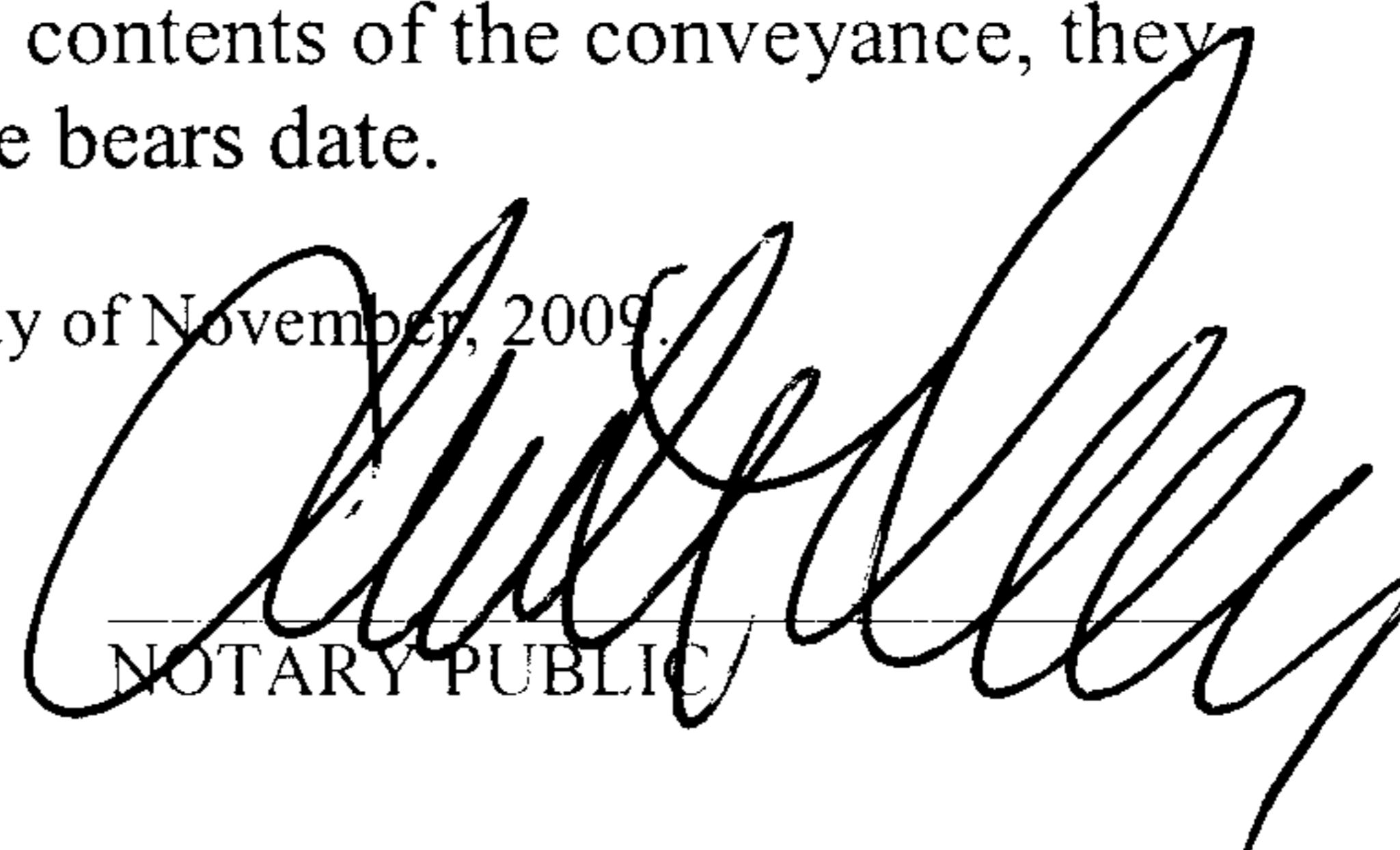
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 24th day of November, 2009.


JUSTIN B. CARR

CHERYL R. LOWERY KNA
CHERYL R. CARR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Justin B. Carr and Cheryl R. Lowery NKA Cheryl R. Carr, husband and wife, is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of November, 2009.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
NICOLE SAIA LAW OFFICE.
41 WELDON DRIVE
CHELSEA, ALABAMA 35043

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 27, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS