

**STATUTORY WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Kelvin Moultrie and Zennetta D. Moultrie
1063 Kerry Drive
Calera, AL 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**



20091229000471540 1/1 \$13.50
Shelby Cnty Judge of Probate, AL
12/29/2009 09:09:09 AM FILED/CERT

Know All Men by These Presents: That in consideration of **One hundred thirty six thousand five hundred and no/100 (\$136,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, **A. J. & Sons Construction, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kelvin Moultrie and Zennetta D. Moultrie** (herein referred to as grantee, as joint tenants of survivorship, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 53, according to the Map and Survey of Kinsale Gardens Homes 2nd Sector, as recorded in Map Book 36, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$134,027.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever, together with every contingent remainder and right of reversion; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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.

In Witness Whereof, the said grantor **A J & Sons Construction, LLC**, by Michael Jason Picklesimer, its Member, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 21st day of December, 2009.

**A J & Sons Construction, LLC
By: Michael Jason Picklesimer
Its: Member**

Shelby County, AL 12/29/2009
State of Alabama
Deed Tax : \$2.50

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Michael Jason Picklesimer, whose name as Member of **A J & Sons Construction, LLC**, a corporation, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal this 21st day of December, 2009.

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010

Notary Public
My Commission Expires: 10-27-2010