



20100211000042460 1/3 \$68.50
Shelby Cnty Judge of Probate, AL
02/11/2010 01:11:50 PM FILED/CERT

Document Prepared By:
Shannon R. Crull, P. C.
3400 Independence Dr., Ste 100
Birmingham, Alabama 35209

Send Tax Notice To:
D. Scott Weldon
160 Highland Ridge Drive
Chelsea, AL 35043

GENERAL WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **Fifty-One Thousand Five Hundred Dollars and NO/100 (\$51,500.00)** in hand paid by the Grantee herein, the receipt whereof is acknowledged, Leo E. Joseph, Jr. Who is authorized to execute as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended with regard to its Authorized Member, (herein referred to as **Grantors**) do grant, sell, bargain and convey unto **Deniel Scott Weldon and Kimberly Weldon** (herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

See Attached Exhibit "A"

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 305,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith. ** Said Mortgage given to a credit union.*

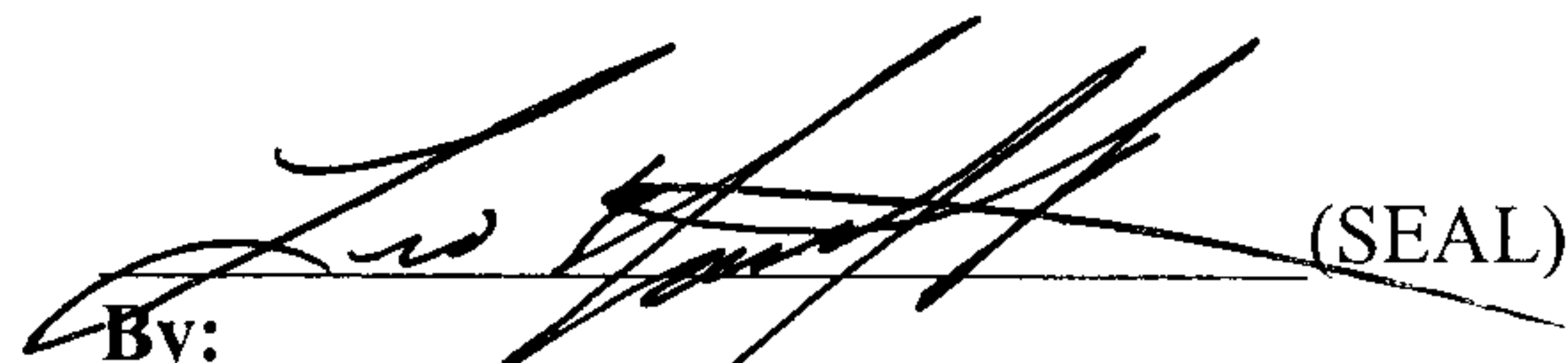
TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we, have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTORS** have hereunto set their hand and seal, this 8th day of February, 2010

Shelby 39, LLC

GRANTOR(S)

 (SEAL)
By:
Its: Authorized Member/Manager

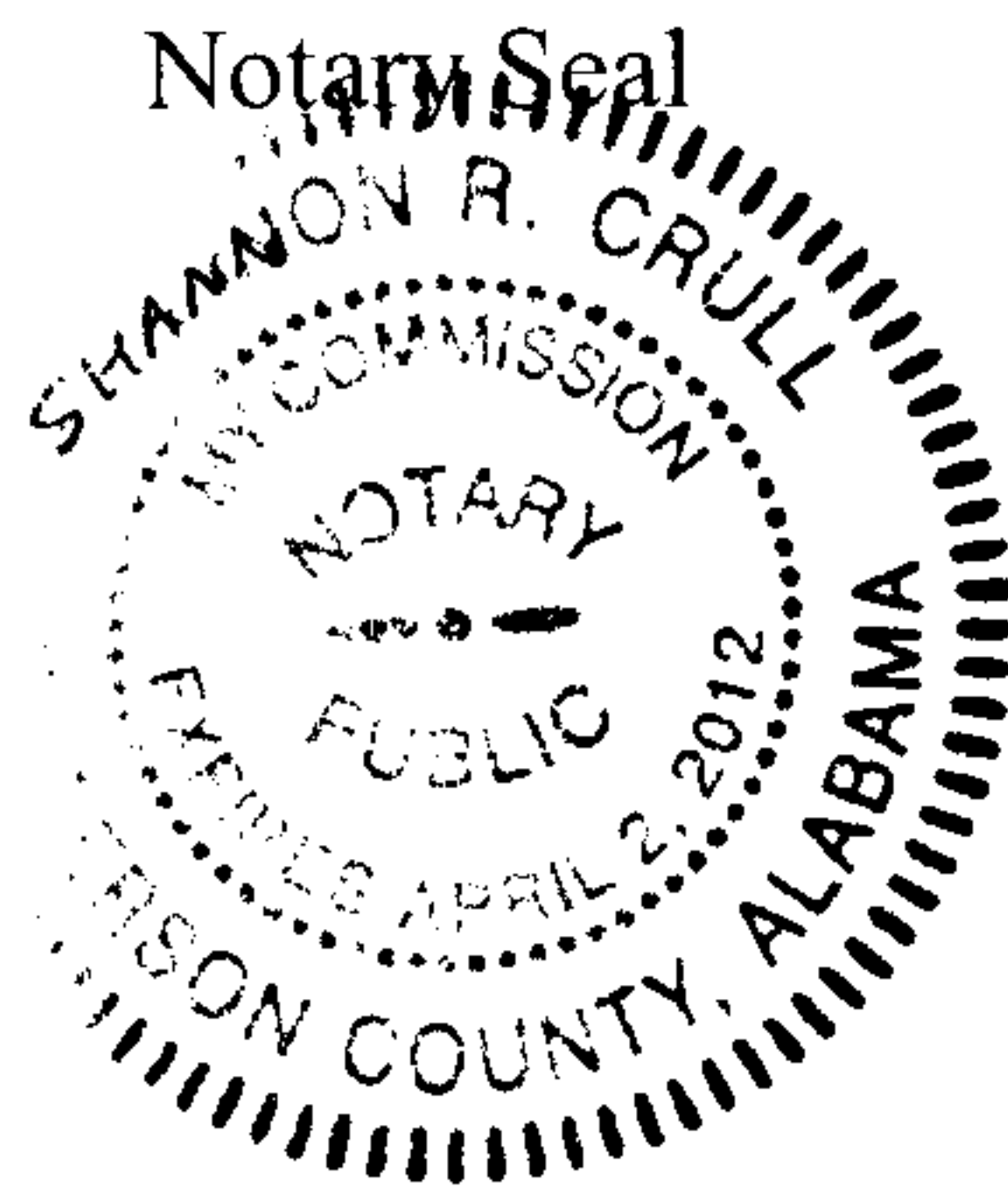


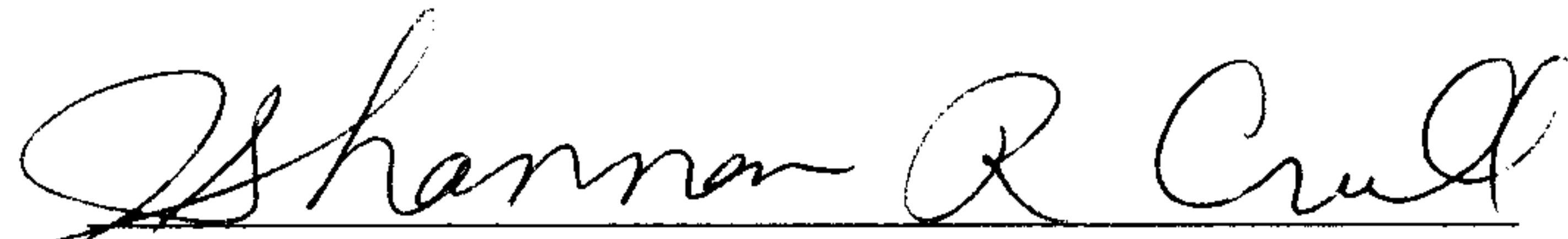
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**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leo E. Joseph, Jr., whose name as the Manager/authorized member of Shelby 39, LLC 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 the act of said limited liability corporation.

Given under my hand and official seal this 8th day of February, 2010.





Notary Public,

My commission expires: 4/2/2012

Shelby County, AL 02/11/2010

State of Alabama

Deed Tax : \$51.50



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Exhibit “A”

Legal Description

Lot 26, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.