



20100301000059020 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/01/2010 12:10:52 PM FILED/CERT

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **WILLIAM R. WELCH II AND JENNIFER E. PREVELIG**, as joint tenants with right of survivorship (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **WILLIAM R. WELCH, II AND JENNIFER E. WELCH, F/K/A JENNIFER E. PREVELIG**, husband and wife for and during their joint lives and upon the death of either of them, then to the survivor (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the survey of HUNTER HILLS, PHASE THREE, as recorded in Map Book 23, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama.

\$ 205,436.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 24th day of February, 2010.

WITNESS

William R. Welch, II {L.S.}
WILLIAM R. WELCH, II

WITNESS

Jennifer E. Welch {L.S.}
JENNIFER E. WELCH, f/k/a Jennifer E. Prevelig

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that William R. Welch, II and Jennifer E. Welch, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of February, 2010

[Signature]
Notary Public

My commission expires _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 19, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

GRANTEES' MAILING ADDRESS:

167 Hunter Hills Drive
Chelsea, AL 35043

THIS INSTRUMENT PREPARED BY:

Madison Settlement Services
300 Frederick Street Ste. 5
Hanover, PA 17331

David R. Breschi

David R. Breschi



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