



THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C.
8028 PARKWAY DRIVE
LEEDS, ALABAMA 35094

Send tax notice to:

JOSHUA HUNT
LAUREN CONWAY
2628 SHIRLEY RD
MOODY, AL 35004

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State Of Alabama

Shelby County, AL 06/02/2010

Shelby County

State of Alabama

Deed Tax : \$8.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Nine Thousand Nine Hundred and 00/100 Dollars (\$109,900.00) to the undersigned Grantor, KEITH HALL PROPERTIES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JOSHUA HUNT and LAUREN CONWAY 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 real estate situated in Shelby County, Alabama, to-wit:

LOT 2, BLOCK 1, ACCORDING TO THE SURVEY OF ARMSTRONG ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$102,147.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. Taxes for the year 2010 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Real 244, page 215, Real 262, Page 529 and Real 262, Page 841
5. Right-of-way granted to Alabama Power Company recorded in Real 248, page 215 and Real 262 page 17
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 3rd day of November, 2009. Said rights to expire one (1) year from the 3rd day of November, 2009

TO HAVE AND TO HOLD to the said GRANTEEES 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



20100602000173210 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
06/02/2010 10:57:14 AM FILED/CERT

CORPORATION FORM WARRANTY DEED

KEITH HALL PROPERTIES, INC. to JOSHUA HUNT and LAUREN CONWAY

May 24th, 2010

assigns for 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 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, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (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 Grantor by its PRESIDENT, KEITH HALL who is authorized to execute this conveyance, hereto set its signature and seal this the 24th day of May, 2010.

KEITH HALL PROPERTIES, INC.

BY: KEITH HALL, PRESIDENT

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KEITH HALL, PRESIDENT of KEITH HALL PROPERTIES, INC., 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24th day of May, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-10

