

This instrument was prepared without
benefit of title evidence by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
25 Truss Curry Circle
Shelby, AL 35143

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of exchange of like kind property of equal value to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Erika Curry, a single woman, and Richard Curry, Jr., a single man (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell and convey unto Larry Truss and Lois Truss (herein referred to as GRANTEES) 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, all of our undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1 through 6 and 10 through 21 of Block 12 of Christian's Addition to Shelby, as recorded in Deed Book 13, Page 431, in the Probate Office of Shelby County, Alabama.

Lots 8 through 11 and the South 20 feet of Lot 12 of Block 9 of Christian's Addition to Shelby, as recorded in Deed Book 13, Page 431, in the Probate Office of Shelby County, Alabama.

Part of Lots 3 through 5 and all of Lots 6 and 7 of Block 9 of Christian's Addition to Shelby, as recorded in Deed Book 13, Page 431, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of said Lot 7 of Block 9 of Christian's Addition to Shelby, said point being the point of beginning, thence N 86° 31' 00" E a distance of 180.00 feet; thence N 03° 38' 49" W a distance of 260.00 feet; thence S 86° 31' 00" W a distance of 61.97 feet; thence S 03° 41' 55" E a distance of 128.00 feet; thence S 86° 31' 00" W a distance of 117.76 feet; thence S 03° 29' 00" E a distance of 132.00 feet to the point of beginning.

Subject to all easements, restrictions, conditions, and rights of way of record.

TO HAVE AND TO HOLD to the said GRANTEES 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 assigns



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Shelby County, AL 06/30/2010

State of Alabama
Deed Tax : \$5.00

of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 12th day of ^{June}~~May~~, 2010.

Erika Curry
Erika Curry

Richard Curry, Jr.
Richard Curry, Jr.

STATE OF ALABAMA

COUNTY OF Madison

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Erika Curry 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of May, 2010.

Renee Cullen
Notary Public

STATE OF ALABAMA
COUNTY OF St. Clair

General Acknowledgment

Richard Curry, Jr. I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~Erika Curry~~ 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of ^{June}~~May~~, 2010.

Cathy Teets
Notary Public



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