

This deed prepared by:

Sparks Law Firm, LLC 2635 Valleydale Road, Suite 200 Birmingham, AL 35244

Direct: 205-215-8433

Grantees Address:

Stephen and Rebecca Rylee 112 Parliament Road Maylene, Alabama 35114

STATE OF ALABAMA ) WARRANTY DEED COUNTY OF SHELBY ) WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Seventy Three Thousand Five Hundred and No/100ths (\$173,500.00) Dollars, and other good and valuable consideration paid to the undersigned BENJAMIN WILLIS and COLLEEN WILLIS, husband and wife, (herein referred to as "Grantors"), in hand paid by STEPHEN D. RYLEE and REBECCA L. RYLEE, husband and wife, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, 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 the Grantors' interest in the following-described real estate situated in, SHELBY COUNTY, ALABAMA, to-wit:

Lot 337 according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 8, and Resurvey of Lot 215 according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 33, Page 32, in the Office of Judge of Probate of Shelby County, Alabama.

Subject to easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

TO HAVE AND TO HOLD unto 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 Grantees' heirs and assigns of such survivor forever.

GRANTORS do for Grantors' and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this 27th day of October, 2010.

Benjamin Willis

Colleen Willis

## STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public, hereby certify that Benjamin Willis, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 27th day of October, 2010.

(SEAL)

C. Ryan Sparks, Notary Public

My commission expires: December 18, 2011

## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Colleen Willis, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 27th day of October, 2010.

(SEAL)

C. Ryan Sparks, Notary Public My commission expires: December 18, 2011



Shelby Cnty Judge of Probate, AL 10/29/2010 08:16:09 AM FILED/CERT

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this PUD Rider.

| STEPHEN D RYLEE -Borrower | REBECCA L RYLEE -Borrower |
|---------------------------|---------------------------|
| (Seal)                    | (Seal)                    |
| -Borrow er                | -Borrow er                |
| (Seal)                    | (Seal)                    |
| -Borrow er                | -Borrow er                |
| (Seal)                    | (Seal)                    |
| -Borrow er                | -Borrow er                |
|                           |                           |

FHA PUD Rider VMP® 100085600301233766 Wolters Kluwer Financial Services © 2008 30123376 VMP589U (0806) Page 3 of 3 Initials: SDD