



20110512000143250 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
05/12/2011 03:56:05 PM FILED/CERT

Shelby County, AL 05/12/2011
State of Alabama
Deed Tax: \$60.00

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

This instrument prepared by:

John H. Henson
4647 E. Highway 280
Birmingham, AL 35242

SEND TAX NOTICE TO:

Charles A. McLemore
Melissa W. McLemore
235 Highway 416
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **One Hundred Eighty Seven Thousand Seven Hundred Fifty dollars and Zero cents (\$187,750.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Phillip D. Gray and Melanie L. Gray, Husband and Wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Charles A. McLemore and Melissa W. McLemore as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

See Attached Exhibit "A"

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.

\$127,750.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is 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, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **6th day of May, 2011**.

Phillip D. Gray
Phillip D. Gray

Melanie L. Gray
Melanie L. Gray

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Phillip D. Gray and Melanie L. Gray** whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **6th day of May, 2011**.

Notary Public
Commission Expires:



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EXHIBIT "A"

BEGIN AT THE SOUTHWEST CORNER OF LOT 25, WALTER'S COVE SUBDIVISION, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 22, IN THE OFFICE OF THE PROBATE JUDGE, COLUMBIANA, ALABAMA; THENCE PROCEED WESTERLY ALONG THE NORTH BOUNDARY OF THE 60-FOOT RIGHT OF WAY OF COUNTY HIGHWAY #416, FOR A DISTANCE OF 106.00 FEET TO A POINT; THENCE TURN AN ANGLE OF 92 DEGREES 04 MINUTES TO THE RIGHT AND RUN ALONG THE EAST BOUNDARY OF A 10-FOOT EASEMENT FOR A DISTANCE OF 191.91 FEET TO A POINT; THENCE TURN AN ANGLE OF 78 DEGREES 52 MINUTES TO THE RIGHT AND PROCEED EASTERLY ALONG THE SOUTH MARGIN OF CARDEN CHANNEL FOR A DISTANCE OF 121.55 FEET TO A POINT (BEING THE NORTHWEST CORNER OF SAID LOT 25, WALTER'S COVE, FIRST SECTOR); THENCE TURN AN ANGLE OF 104 DEGREES 44 MINUTES TO THE RIGHT AND RUN ALONG THE WEST BOUNDARY OF SAID LOT 25 FOR A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. SAID PROPERTY IS LOCATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA