



20110614000174510 1/1 \$31.00
Shelby Cnty Judge of Probate, AL
06/14/2011 11:02:24 AM FILED/CERT

Shelby County, AL 06/14/2011
State of Alabama
Deed Tax: \$19.00

**SPECIAL WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Pamela K. Bolton and Gary Dean Bolton
149 Stonebriar Dr.
Calera, AL 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ninety four thousand and no/100 (\$94,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, **Homesales, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Pamela K. Bolton and Gary Dean Bolton** (herein referred to as grantee, as joint tenants of survivorship, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:
Lot 121A, according to a Resurvey of Stonebriar, Phase I, as recorded in Map Book 38, Page 61, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$75,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This instrument is authorized and executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever, together with every contingent remainder and right of reversion; 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.

In Witness Whereof, the said grantor Homesales, Inc., by Tricia Foldessy, its Assistant Vice President, who is authorized to execute this conveyance, has hereunto set my hand and seal this 9th day of June, 2011.



Homesales, Inc.
By: Tricia Foldessy
Its: Assistant Vice President

**STATE OF FLORIDA
COUNTY OF BROWARD**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tricia Foldessy, whose name as Assistant Vice President of Homesales, 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 this conveyance, she, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal this 9th day of June, 2011.

NOTARY PUBLIC-STATE OF FLORIDA
LUIS A. BRICENO
MY COMMISSION #DD 815950
EXPIRES: NOVEMBER 8, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS



Notary Public
My Commission Expires: 11-08-2012