

20110705000194450 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
07/05/2011 03:35:46 PM FILED/CERT

Shelby County, AL 07/05/2011
State of Alabama
Deed Tax:\$6.00

Send tax notice to:
DESMOND L. ODEN and BRIGELLE P. ODEN
473 RAMSGATE DRIVE
ALABASTER, AL 35007

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Twenty-Four Thousand Nine Hundred and 00/100 (\$224,900.00) and other valuable considerations to the undersigned GRANTOR (S), RANDY W. STROMSKI and KELLY J. STROMSKI, HUSBAND AND WIFE, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto DESMOND L. ODEN and BRIGELLE P. ODEN, hereinafter referred to as GRANTEE(S), 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, situated in County of Shelby State of Alabama, to-wit:

LOT 390, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE SECTOR 2 PHASE 12B, AS RECORDED IN MAP BOOK 39, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO: A PART OF COMMON AREA "A" ACCORDING TO RESURVEY OF LOTS 385 THROUGH 389 AND COMMON AREA, CEDAR GROVE AT STERLING GATE, SECTOR 2, PHASE 12B, AS RECORDED IN MAP BOOK 40, PAGE 78, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF SAID COMMON AREA "A" ; THENCE SOUTH 89 DEG. 47' 10" EAST A DISTANCE OF 147.88 FEET TO THE SE CORNER OF COMMON AREA "A"; THENCE NORTH 00 DEG. 14' 24" EAST A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING TO BECOME A PART OF LOT 390 OF SAID SUBDIVISION; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$_____ OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of 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 the 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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 28th day of June, 2011.

Randy W. Stromski
RANDY W. STROMSKI

BY: Kelly J. Stromski, Attorney-In-Fact
KELLY J. STROMSKI, ATTORNEY-IN-FACT

Kelly J. Stromski
KELLY J. STROMSKI

STATE OF Indiana
COUNTY OF St. Joseph

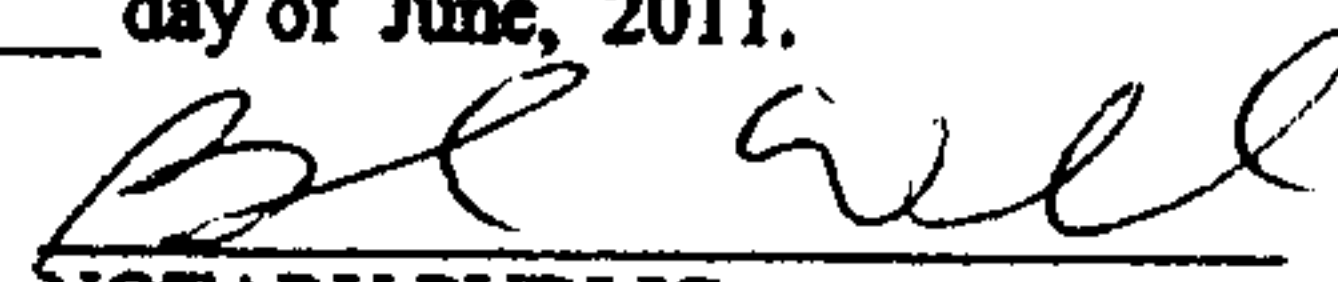
I, the undersigned, a Notary Public in and for said State and County, hereby certify that RANDY W. STROMSKI, BY KELLY J. STROMSKI, ATTORNEY-IN-FACT and KELLY J. STROMSKI, INDIVIDUALLY is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being



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informed of the contents of the conveyance, she, in her capacity of Attorney-in-fact for Randy W. Stromski and with full authority and individually executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2011.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/06/2018

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2106 DEVEREUX CIRCLE, SUITE 150
BIRMINGHAM, ALABAMA 35243

