

This Instrument Prepared By:

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2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Todd Bruce and Kimberly Bruce
240 Quail Ridge Road
Helena, Alabama 35080

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$225,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **MICHAEL S. DUNCAN and HEATHER E. DUNCAN**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **TODD BRUCE and KIMBERLY BRUCE**, husband and wife, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 30, according to the Survey of Quail Ridge Subdivision, as recorded in Map Book 22, Page 35, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

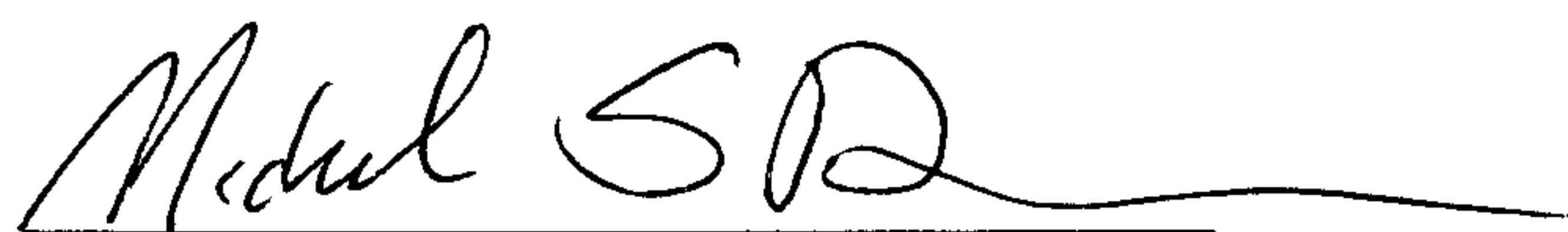
1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 22, Page 35.
7. Easements, set back lines, covenants, restrictions and conditions as set forth in the Declaration of Protective Covenants for Quail Ridge Subdivision, recorded in Inst. #1997-05314 in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 2, 2011.

GRANTORS:



Michael S. Duncan


Heather E. Duncan

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Michael S. Duncan and Heather E. Duncan, husband and wife, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they/he/she each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 2, 2011.


C. Ryan Sparks, Notary Public

[Affix Seal Here]

Shelby County, AL 08/04/2011
State of Alabama
Deed Tax: \$225.00

