



20111102000327800 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/02/2011 10:13:00 AM FILED/CERT

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Terry W. Kelley and Christy H. Kelley
813 Waterford Circle
Calera, AL 35040

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$154,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Catherine G. Nolan, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Terry W. Kelley and Christy H. Kelley (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$157,142.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 19th day of October, 2011.

Catherine G. Nolan
Catherine G. Nolan

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Catherine G. Nolan, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 19th day of October, 2011.

Dana Wright McGowin
Notary Public
Commission Expires:



EXHIBIT "A"
Legal Description

Lot 385, according to the Survey of Waterford Highlands, 1st Sector, as recorded in Map Book 27, page 137, in the Probate Office of Shelby County, Alabama.

