



20120302000073570 1/2 \$68.00
Shelby Cnty Judge of Probate, AL
03/02/2012 08:20:45 AM FILED/CERT

Shelby County, AL 03/02/2012
State of Alabama
Deed Tax: \$53.00

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Janice A. Montgomery and Kristi R. Howard
165 Tara Drive
Columbiana, Alabama 35051

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 **FOUR HUNDRED SEVENTY THOUSAND AND NO/100 (\$470,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **DALE CALVIN, an unmarried man**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JANICE A. MONTGOMERY and KRISTI R. HOWARD**, (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 Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lots 1 and 2, according to the Final Plat, Tara Section 5, as recorded in Map Book 35, Page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

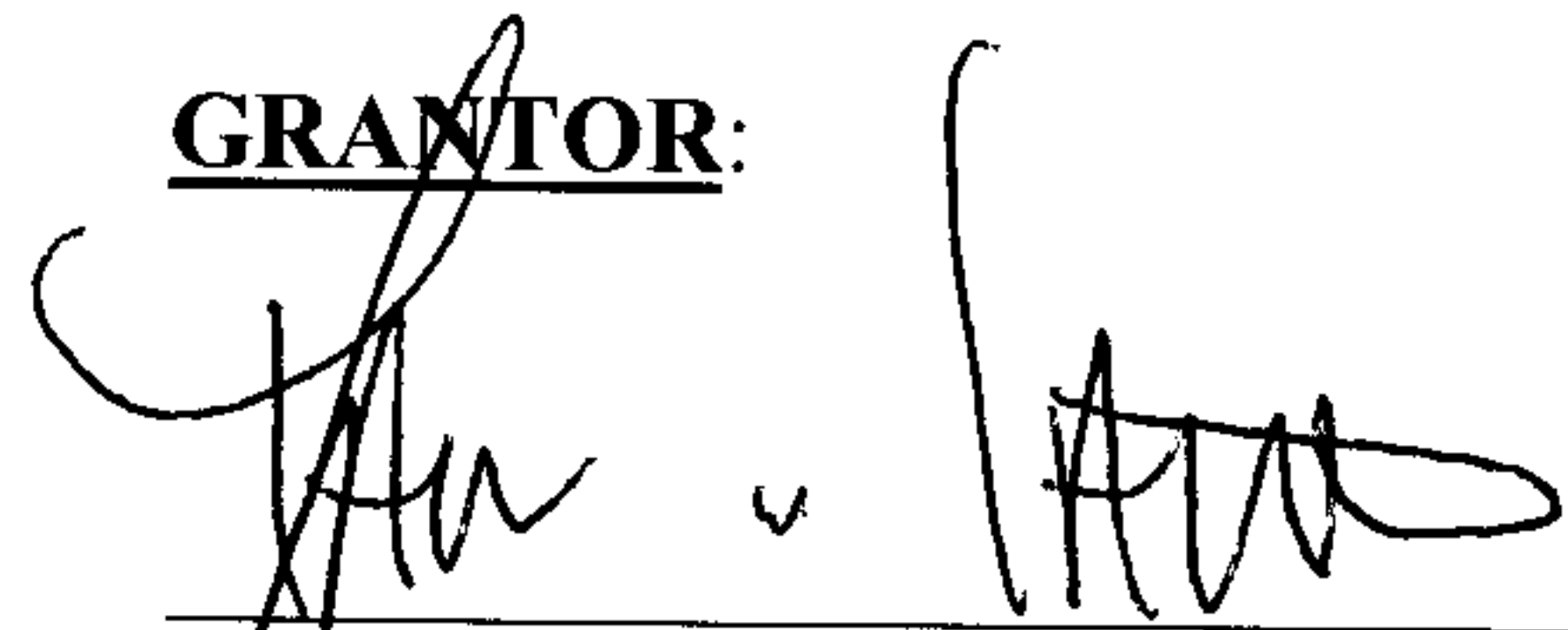
1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
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. Easement to Alabama Power Company recorded on June 30, 2006 in Instrument 20060630000316440.
7. Declaration of Restrictive Covenants for Subdivision – Tara Sector Five, as recorded in Instrument 20060119000030120.

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 GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hands and seals on this day of February 24, 2012.

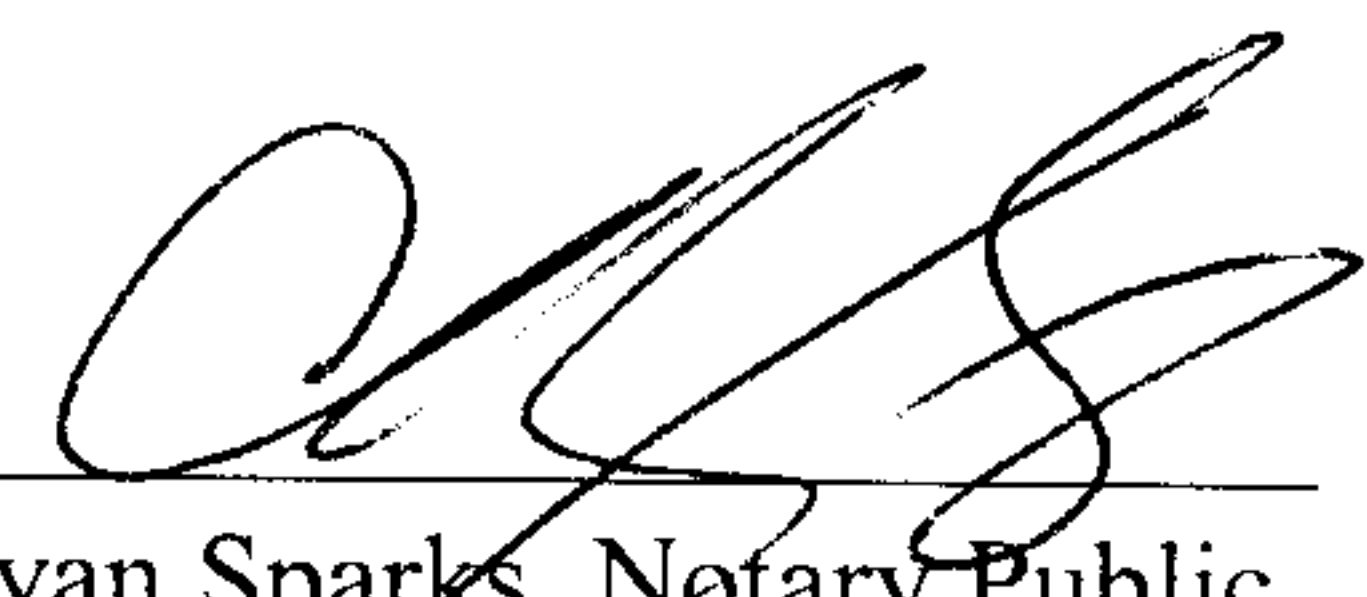
GRANTOR:


Dale Calvin

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Dale Calvin, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he 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 February 24, 2012.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]


20120302000073570 2/2 \$68.00
Shelby Cnty Judge of Probate, AL
03/02/2012 08:20:45 AM FILED/CERT

