



20120403000113210 1/2 \$115.00
Shelby Cnty Judge of Probate, AL
04/03/2012 09:31:30 AM FILED/CERT

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This instrument prepared by:
Charles C. Dawson, Jr.
DAWSON & ASSOCIATES, LLC
3532 Vann Road, Suite 106
Birmingham, AL 35235

Shelby County, AL 04/03/2012
State of Alabama
Deed Tax: \$100.00

SEND TAX NOTICE TO:
Douglas Wheeler
128 Belford Way
Alabaster, AL 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AND RESERVATION OF LIFE ESTATE**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by the Grantees hereinbelow named, the receipt whereof is hereby acknowledged, the undersigned **DOUGLAS WHEELER and his wife MANOLA WHEELER**, as **Grantors**, do hereby grant, bargain, sell and convey unto **MARK WHEELER, a married man, and his sister MELISSA DAWSON, a married woman**, as **Grantees** for and during their joint lives and with equal rights and interest for the period or term that the said **Grantees** shall both survive and unto the survivor of the said **Grantees**, at the death of the other in fee simple, together with every contingent remainder and right of reversion, subject to the conditions, limitations and restrictions set out below, the following described real property located in Shelby County, Alabama, to-wit:

The real property located at 128 Belford Way, Alabaster, Alabama, and being more particularly described as follows:

Lot 405, according to the survey of Weatherly, Belvedere, Sector 23, as recorded in Map Book 21, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

GRANTORS RECEIVED TITLE TO THE ABOVE-DESCRIBED PROPERTY BY DEED RECORDED ON NOVEMBER 3, 2004, AS INSTRUMENT NUMBER 20041103000606990 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

The **Grantors reserve unto themselves and the survivor of them a life estate** in and to the above-described property, together with the possession and the use and benefit thereof and the rents and profits therefrom, so long as they or either of them shall live.

We, the **Grantors**, have not omitted anyone from the provisions of this deed through oversight; to the contrary, we hereby declare that we have carefully considered all of our relations and all relevant circumstances in the ordering of our property as we are doing in this deed.

Subject to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land, encroachments or other matters or defects shown by a survey of said property, together with all and singular the tenements, hereditaments, rights, members, privileges, and appurtenances thereunto belonging, or in any way appertaining, to have and to hold the same unto the **Grantees** in the manner and interest as set forth and stated hereinabove, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the **Grantors** do for themselves and their heirs, executors, and administrators covenant with the **Grantees**, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free of all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their 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; however any matter, condition or limitation set out hereinabove is excepted from any warranty.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 3rd day of APRIL, 2012.

Douglas Wheeler
DOUGLAS WHEELER, Grantor

Manola Wheeler
MANOLA WHEELER, Grantor

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority in and for said County and State, do hereby certify that DOUGLAS WHEELER, and his wife, MANOLA WHEELER whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of April, 2012.

Kelly B. Mullin
Notary Public

My Commission Expires _____
Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 28, 2013