

Warranty Deed

STATE OF ALABAMA

CITY OF BIRMINGHAM, COUNTY OF
SHELBY

**JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

Know all Men by these Presents: That, in consideration of Two Hundred Ninety Thousand Nine Hundred Fifty and No/100ths Dollars (\$290,950.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **FREDDIE T. COLEY AND CAROL COLEY, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **TRACY F. TRACY AND JOHN A. TRACY** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Birmingham, Shelby County, Alabama, to-wit:

Lot 8, in Block 4, according to the plat of Applecross, a Subdivision of Inverness, as recorded in Map Book 6, page 42, in the Office of the Judge of Probate of Shelby County, Alabama. The above lot having been resurveyed and being now described as: Lot 8A, Block 4, Resurvey of Lot 8, Block 4, Applecross, a Subdivision of Inverness, as recorded in Map Volume 10, page 55, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Birmingham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.


1. **Utility easements as shown by recorded plat, including, 10 feet along the Easterly boundary in an irregular shape.**
2. **Right(s)-of-Way(s) granted to Alabama Power Company, as set out in Deed Volume 109, page 293, Deed Book 126, page 343, Deed Volume 291, page 386, Deed Book 293, page 755 and Misc. Book 10, page 558, in the Probate Office.**
3. **Restrictions, covenants, and conditions as set out in Misc. Volume 10, page 557, Misc. Volume 10, page 515, Misc. Volume 13, page 154 and Misc. Volume 17, page 183, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 6, page 42, in the Probate Office of Shelby Alabama.**

\$ 276,402.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.


To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.


In Witness Whereof, the said Grantors have set their hands and seals this 27th day of June, 2012.




WITNESS



Freddie T. Coley {L.S.}



WITNESS

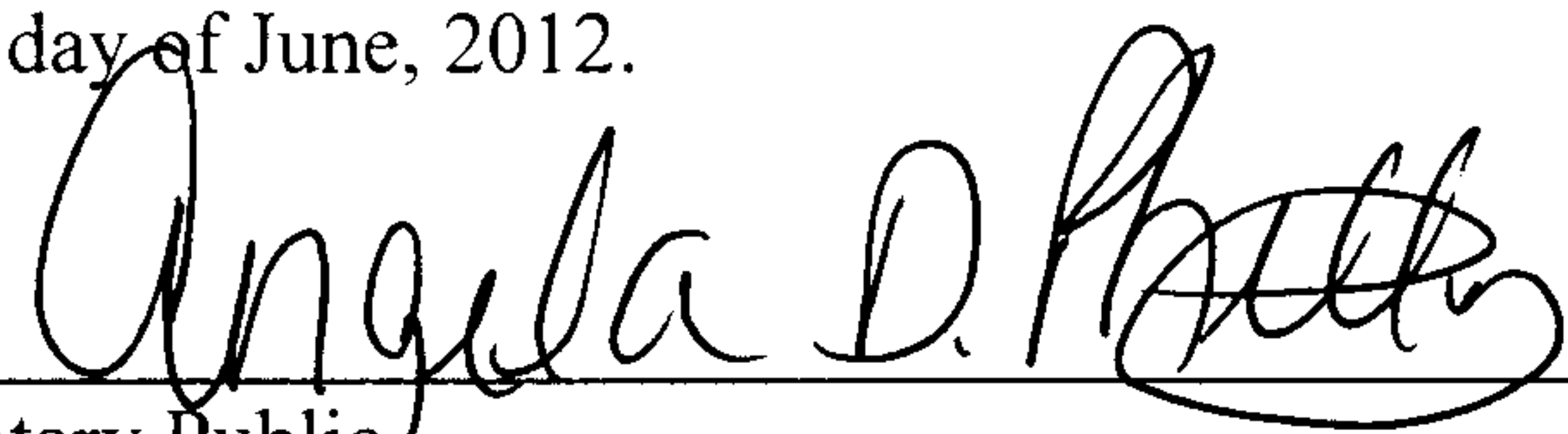


Carol Coley {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Freddie T. Coley and Carol Coley**, 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 27th day of June, 2012.



Notary Public
My commission expires 01/12/2016

SEND TAX NOTICE TO:

Tracy F. Tracy
3524 Conestoga Way
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Charles D. Stewart, Jr., Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242
File # 2012-06-1916

