

20121206000466830 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/06/2012 11:15:34 AM FILED/CERT

12-0354

Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *One Hundred Sixty-Five Thousand Dollars (\$165,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **Mitchell Chancey, Jr. and Jessica Chancey, husband and wife**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Terri P. Hurst and Timothy C. Hurst**, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

\$162,011.00 of the above consideration is being paid by a purchase money mortgage, which is filed simultaneously herewith.

To Have and to Hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and/or assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or 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 stated 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 grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **30th day of November, 2012.**

Mitchell Chancey Jr (Seal)
Mitchell Chancey, Jr.

Jessica Chancey (Seal)
Jessica Chancey

STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Mitchell Chancey, Jr. and Jessica Chancey**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this **30th day of November, 2012.**

Bryan Gregg
Notary Public
My Commission Expires: 10-6-2015



Send Tax Notice To and This Instrument Prepared By:
Terri P. Hurst and Timothy C. Hurst
108 King Charles Lane
Alabaster, AL 35007



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Exhibit "A" Legal Description

Lot 43, according to the Survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.

