

THIS DEED WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
MARK A. STEVENS and wife, ELVA BECK STEVENS  
128 STRATSHIRE LANE  
PELHAM, ALABAMA 35124

**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 AND NO/100 DOLLARS (\$100.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, MARK A. STEVENS and wife, ELVA BECK STEVENS, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto MARK A. STEVENS and wife, ELVA BECK STEVENS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 49, according to the survey of the Amended Map of the Resurvey of the Final Plat of Stratford Place, Phase III, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

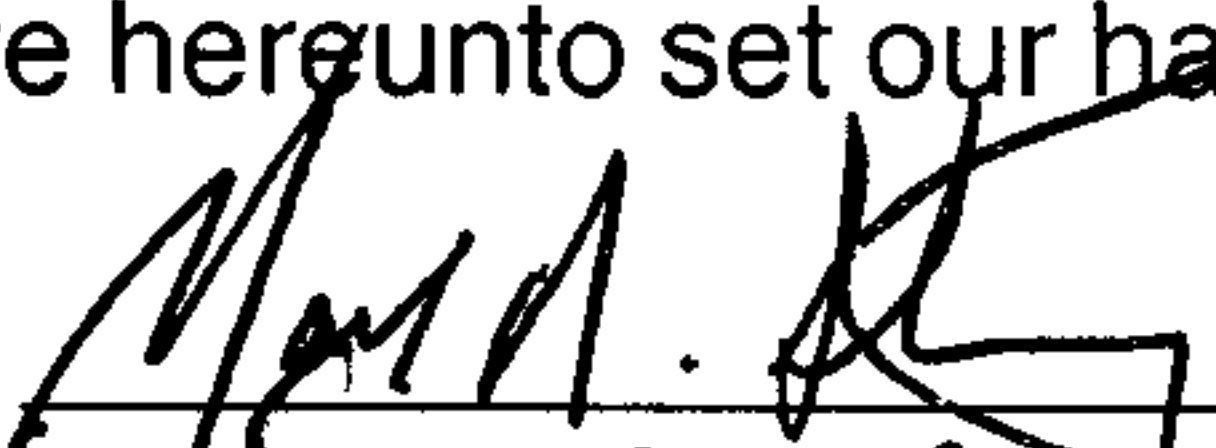
1. Taxes for the year 2013, which are a lien but not yet due and payable until October 1, 2013.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

**THE SOLE PURPOSE OF THIS DEED IS TO VEST TITLE WITH RIGHT OF SURVIVORSHIP WITH SPOUSE.**

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 assigns of such survivor forever, together with every contingent remainder and right or reversion.


And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of JANUARY, 2013.

  
MARK A. STEVENS

  
ELVA BECK STEVENS

STATE OF ALABAMA  
COUNTY OF SHELBY

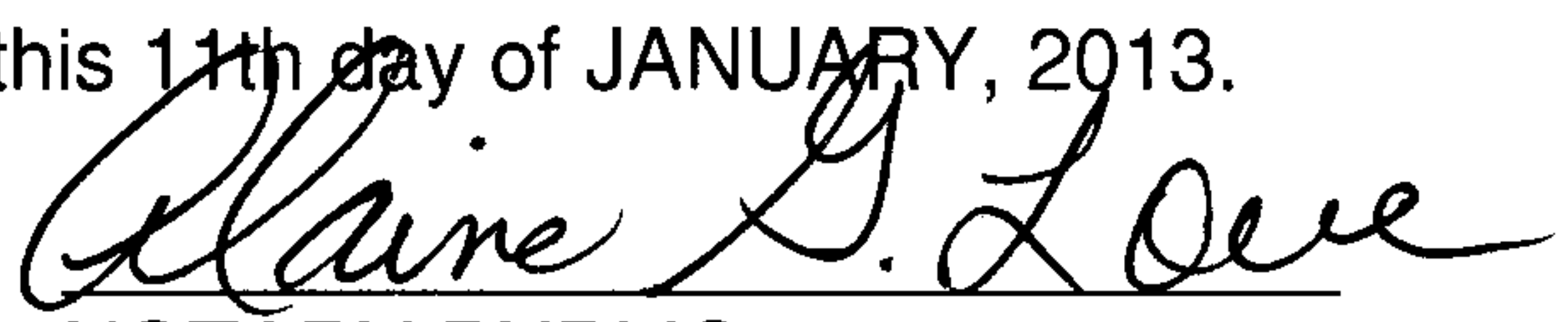
  
20130115000019890 1/3 \$86.00  
Shelby Cnty Judge of Probate, AL  
01/15/2013 09:59:50 AM FILED/CERT

Shelby County, AL 01/15/2013  
State of Alabama  
Deed Tax: \$68.00

I, the undersigned, a notary public in and for said county, in said state, hereby certify that MARK A. STEVENS and wife, ELVA BECK STEVENS, 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 official seal this 11th day of JANUARY, 2013.



NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 31, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20130115000019890 2/3 \$86.00  
Shelby Cnty Judge of Probate, AL  
01/15/2013 09:59:50 AM FILED/CERT

Grantor's Name:  
MARK A. STEVENS and ELVA BECK STEVENS  
Mailing Address:  
128 STRATSHIRE LANE  
PELHAM, ALABAMA 35124


Property Address:  
128 STRATSHIRE LANE  
PELHAM, ALABAMA 35124

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statements

Grantee's name:  
MARK A. STEVENS and ELVA BECK STEVENS  
Mailing Address:  
128 STRATSHIRE LANE  
PELHAM, ALABAMA 35124

Date of Sale: JANUARY 11, 2013  
Total Purchase Price:  
or  
Actual Value  
or  
Assessor's Market Value \$135,300.00  
1/2 VALUE \$67,650.00 (ADDING SPOUSE  
TO DEED)

☐ Front of Foreclosure Deed  
☐ Appraisal  
☒ Other \_Tax Assessor

  
20130115000019890 3/3 \$86.00  
Shelby Cnty Judge of Probate, AL  
01/15/2013 09:59:50 AM FILED/CERT