

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

PLEASE SEND TAX NOTICE TO:  
CHRISTOPHER BARNES and wife, BRANDEE M. BARNES  
1094 GRAND OAKS DRIVE  
HOOVER, ALABAMA 35022

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 THREE HUNDRED FIFTY NINE THOUSAND AND NO/100 DOLLARS (\$359,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, JOSEPH ALLEN TUBBS and wife, SHEA TUBBS, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto CHRISTOPHER BARNES and wife, BRANDEE M. BARNES, (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 32, according to the Survey of Grand Oaks, as recorded in Map Book 31, Page 68, 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. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 20030523000323360, amended in Inst. No. 20110303000070890 and Map Book 31, Page 68 in the Probate Office.
3. A 35 foot building setback line from Grand Oaks Drive as recorded in Map Book 31, Page 68 in the Probate Office.
4. Tree Conservation Area located at the rear of lot as shown in Map Book 31, Page 68 in the Probate Office.
5. Covenant for Storm Water Run-Off Control as recorded in Instrument No. 20030620000388010 in the Probate Office.

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 1ST day of MARCH, 2013.

  
JOSEPH ALLEN TUBBS

  
SHEA TUBBS


STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JOSEPH ALLEN TUBBS and wife, SHEA TUBBS, 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 1ST day of MARCH, 2013.

  
NOTARY PUBLIC  
My Commission Expires **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Oct 31, 2015**  
**BONDED THROUGH NOTARY PUBLIC UNDERWRITERS**

  
20130306000092940 2/3 \$377.00  
Shelby Cnty Judge of Probate, AL  
03/06/2013 11:42:24 AM FILED/CERT

Grantor's Name:  
JOSEPH ALLEN TUBBS and SHEA TUBBS  
Mailing Address:  
509 FOUNDERS PARK CIRCLE  
HOOVER, AL 35226

Property Address:  
1094 Grand Oaks Drive  
Hoover, AL 35022

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

Grantee's name:  
CHRISTOPHER BARNES and BRANDEE M. BARNES  
Mailing Address:  
1094 GRAND OAKS DRIVE  
HOOVER, ALABAMA 35022

Date of Sale: MARCH 1, 2013  
Total Purchase Price: \$359,000.00  
or  
Actual Value  
or  
Assessor's Market Value

☐ Front of Foreclosure Deed  
☐ Appraisal  
☐ Other \_\_\_\_\_