


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

PLEASE SEND TAX NOTICE TO:  
DAVID W. OVERTON and wife, PHYLLIS OVERTON  
936 SHELBY FOREST WAY  
CHELSEA, ALABAMA 35043

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

COUNTY OF SHELBY

  
20130903000357290 1/3 \$158.00  
Shelby Cnty Judge of Probate, AL  
09/03/2013 12:14:07 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND AND NO/100 DOLLARS (\$138,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, ERIC L. FRENCH and wife, REBECCA R. FRENCH, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DAVID W. OVERTON and wife, PHYLLIS OVERTON, (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 407, according to the Survey of Shelby Forest Estates, 4th Sector, as recorded in Map Book 26, Page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

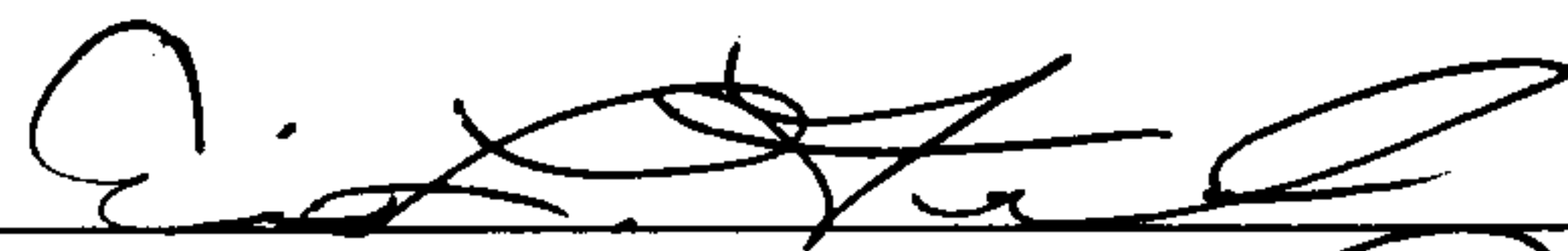

1. Taxes for the year 2013, which are a lien but not yet due and payable until October 1, 2013.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Shelby Forest Estates, 4th Sector recorded in Map Book 26, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records as recorded in Real 44, Page 615 and Deed Book 327, Page 553.
3. Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument #1998-41314 and Instrument #1999-38774, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin.
4. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph as recorded in Instrument #2000-5521.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (but omitting any covenant, condition or restriction, if any based on race, color, religion, sex, handicap, familial status, or national origin) provided in the Covenants, Conditions and Restrictions recorded in Instrument #1999-38774.
6. Agreement as to property line as set out in Real 125, Page 676.
7. Articles of Incorporation of Shelby Forest Estates Residential Association, Inc., as recorded in Instrument #1998-41315.

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 29TH day of AUGUST, 2013.

  
ERIC L. FRENCH  
  
REBECCA R. FRENCH


STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ERIC L. FRENCH and wife, REBECCA R. FRENCH, 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 29TH day of AUGUST, 2013.

  
NOTARY PUBLIC  
My Commission Expires: 10/31/2015

  
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Grantor's Name:  
ERIC L. FRENCH and wife, REBECCA R. FRENCH  
Mailing Address:  
936 Shelby Forest Way  
Chelsea, AL 35043


Property Address:  
936 Shelby Forest Way  
Chelsea, AL 35043

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

Grantee's name:  
DAVID W. OVERTON and wife, PHYLLIS OVERTON  
Mailing Address:  
936 SHELBY FOREST WAY  
CHELSEA, ALABAMA 35043

Date of Sale: AUGUST 29TH, 2013  
Total Purchase Price: \$138,000.00  
or  
Actual Value  
or  
Assessor's Market Value

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

  
20130903000357290 3/3 \$158.00  
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