

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

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Michael T. Gregory
Jennifer J. Gregory
401 N. Highland Ridge Ln.
Chelsea, AL 35043

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three hundred ninety thousand and no/100 (\$390,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, **Joseph Property Development, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Michael T. Gregory and Jennifer J. Gregory** (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 18, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$312,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever, together with every contingent remainder and right of reversion; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, the said grantor Joseph Property Development, LLC, by Leo E. Joseph, Jr., its Managing Member, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 4th day of August, 2015.



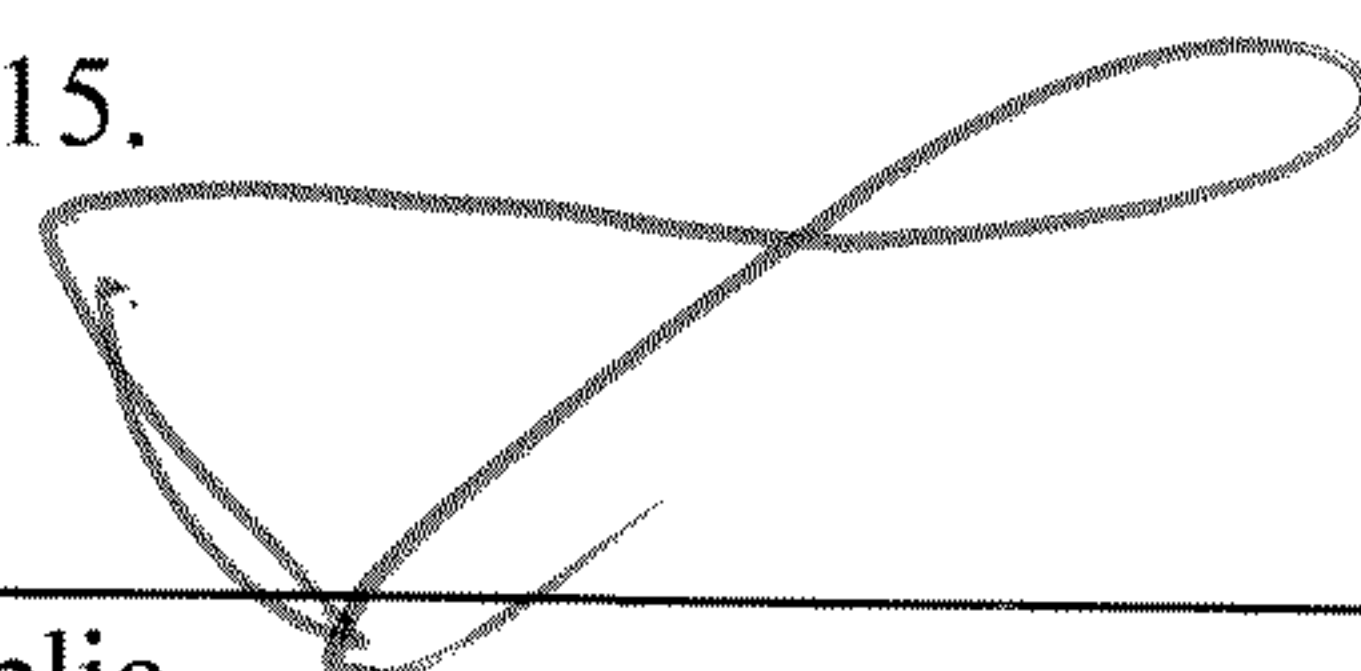
Joseph Property Development, LLC
By: Leo E. Joseph, Jr.
Its: Managing Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Leo E. Joseph, Jr., whose name as Managing Member of Joseph Property Development, LLC, a limited liability company, is 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 this conveyance, he/she/they, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 4th day of August, 2015.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017



Notary Public
My Commission Expires:02-22-17

