

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

PLEASE SEND TAX NOTICE TO:
CHRISTOPHER MEDDERS and wife, ASHLEY MEDDERS
6306 HIGHWAY 25
MONTEVALLO, ALABAMA 35115

**CORPORATION FORM STATUTORY WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

STATE OF ALABAMA)
COUNTY OF SHELBY)


20150810000276570 1/3 \$177.00
Shelby Cnty Judge of Probate, AL
08/10/2015 12:51:57 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED FIFTY SEVENTHOUSAND AND NO/100 DOLLARS (\$157,000.00)** to the undersigned GRANTOR, **HERITAGE SOUTH CREDIT UNION**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **CHRISTOPHER MEDDERS and wife, ASHLEY MEDDERS**, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Northeast corner of Section 6, Township 24 North, Range 13 East; thence South 86 degrees 52 minutes 30 seconds West along the Freeman Baseline and run 2332.68 feet; thence South 06 degrees 00 minutes 00 seconds East and run 429.82 feet; thence South 84 degrees 00 minutes 00 seconds West and run 1500.00 feet; thence South 06 degrees 00 minutes 00 seconds East and run 1500.00 feet; thence South 84 degrees 00 minutes 00 seconds West and run 1431.02 feet; thence South 22 degrees 48 minutes 00 seconds West and run 79.26 feet to the Point of Beginning; thence continue South 22 degrees 48 minutes 00 seconds West and run 503.06 feet; thence North 72 degrees 11 minutes 43 seconds West and run 726.89 feet; thence North 25 degrees 36 minutes 28 seconds East and run 165.91 feet to a point on the South right of way line of Alabama Highway No. 25; thence along said right of way line for the next three calls; thence North 83 degrees 54 minutes 55 seconds East and run 537.84 feet; thence North 82 degrees 29 minutes 50 seconds East and run 200.15 feet; thence North 83 degrees 55 minutes 48 seconds East and run 82.52 feet back to the Point of Beginning.

Said property lying in the South half of Fractional B, Section 1, Township 24 North, Range 12 East, Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2015, which are a lien but not yet due and payable until October 1, 2015.
2. Restrictive Covenants, if any.
3. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 13rd day February, 2015, and recorded in Instrument No. 20150225000058780, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Larry Pruitt Heritage South Credit Union, recorded in Instrument No. 20040708000377420, under and in accordance with the laws of the State of Alabama or the United States of America, which said rights expires on February 13, 2016.

TO HAVE AND TO HOLD the above described property unto 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, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto their heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its **COLLECTION MANAGER, PAM RAY**, who is authorized to execute this conveyance, has hereto set its signature and seal this 5TH day of AUGUST, 2015.

Shelby County, AL 08/10/2015
State of Alabama
Deed Tax: \$157.00

HERITAGE SOUTH CREDIT UNION

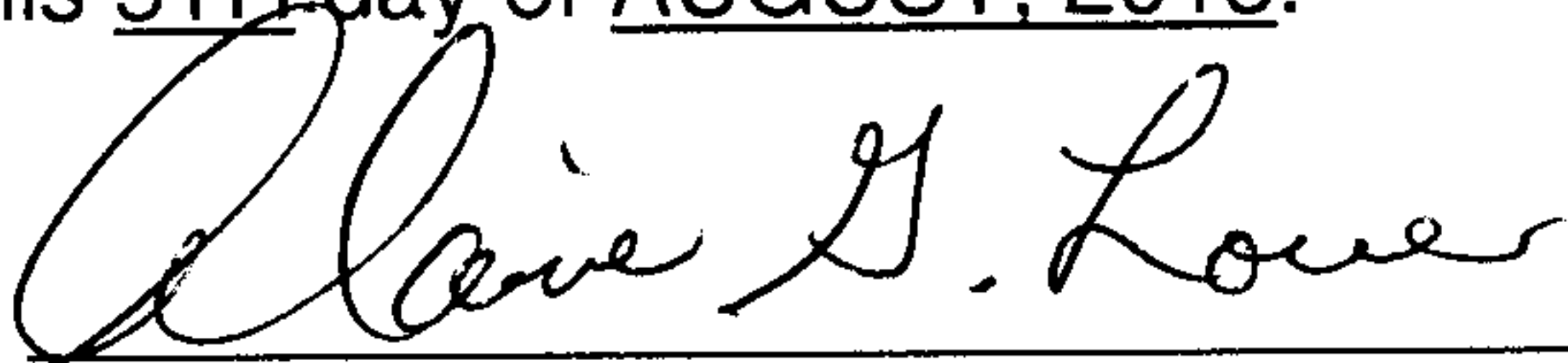
BY: 
AS: **COLLECTION MANAGER**

STATE OF ALABAMA
COUNTY OF TALLADEGA


20150810000276570 2/3 \$177.00
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I, the undersigned, a notary public in and for said county, in said state, hereby certify that **PAM RAY**, whose name as **COLLECTION MANAGER** of **HERITAGE SOUTH CREDIT UNION**, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, as such officer and with full authority, executed same for and as the act of said corporation.

Given under my hand and official seal this 5TH day of AUGUST, 2015.



NOTARY PUBLIC
My Commission Expires: 10/31/2015

Grantor's Name:
HERITAGE SOUTH CREDIT UNION
Mailing Address:
60 GENE STEWART BLVD.
SYLACAUGA, ALABAMA 35151

Property Address:
6306 Highway 25
Montevallo, AL 35115

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statements

Grantee's name:
CHRISTOPHER MEDDERS and wife, ASHLEY MEDDERS
Mailing Address:
6306 HIGHWAY 25
MONTEVALLO, ALABAMA 35115

Date of Sale: AUGUST 5, 2015
Total Purchase Price: \$157,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


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