


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
RICHARD BREWER
142 FARMINGDALE DRIVE
HARPERSVILLE, ALABAMA 35078

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA)
SHELBY COUNTY)**


20150812000279540 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/12/2015 11:17:50 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged NEST EGG PROPERTIES, LLC, a North Carolina Limited Liability Company, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto RICHARD BREWER and wife, RENEE BREWER, (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 46, according to the Survey of Farmingdale Estates Sector Three, as recorded in Map Book 37, Page 77 in the Probate Office of 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. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20060908000444380 in the Probate Office.
3. Restrictive Covenants and Grant of Land Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20061212000603280 in Probate Office.
4. A 35 foot building setback line from Farmingdale Trace and a 30 foot setback line from the rear of lot as recorded in Map Book 37, Page 77 in the Probate Office.
5. A 7.5 foot easement along the Southerly, Westerly and Northerly sides of lot as shown and recorded in Map Book 37, Page 77 in the Probate Office.

TO HAVE AND TO HOLD to 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, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, the said GRANTOR, by its **MEMBER, DOUGLAS R. DORN**, who is authorized to execute this conveyance, have hereto set its signature and seal this 4th day of AUGUST, 2015. (Date of Closing August 7, 2015.)

NEST EGG PROPERTIES, LLC

BY: 

DOUGLAS R. DORN

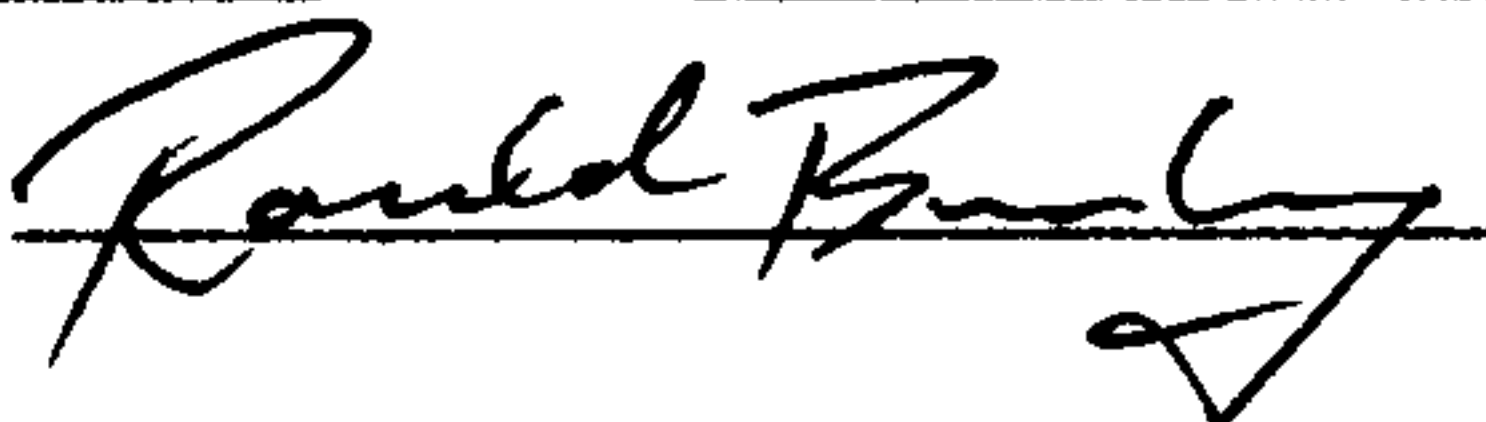
AS: MEMBER

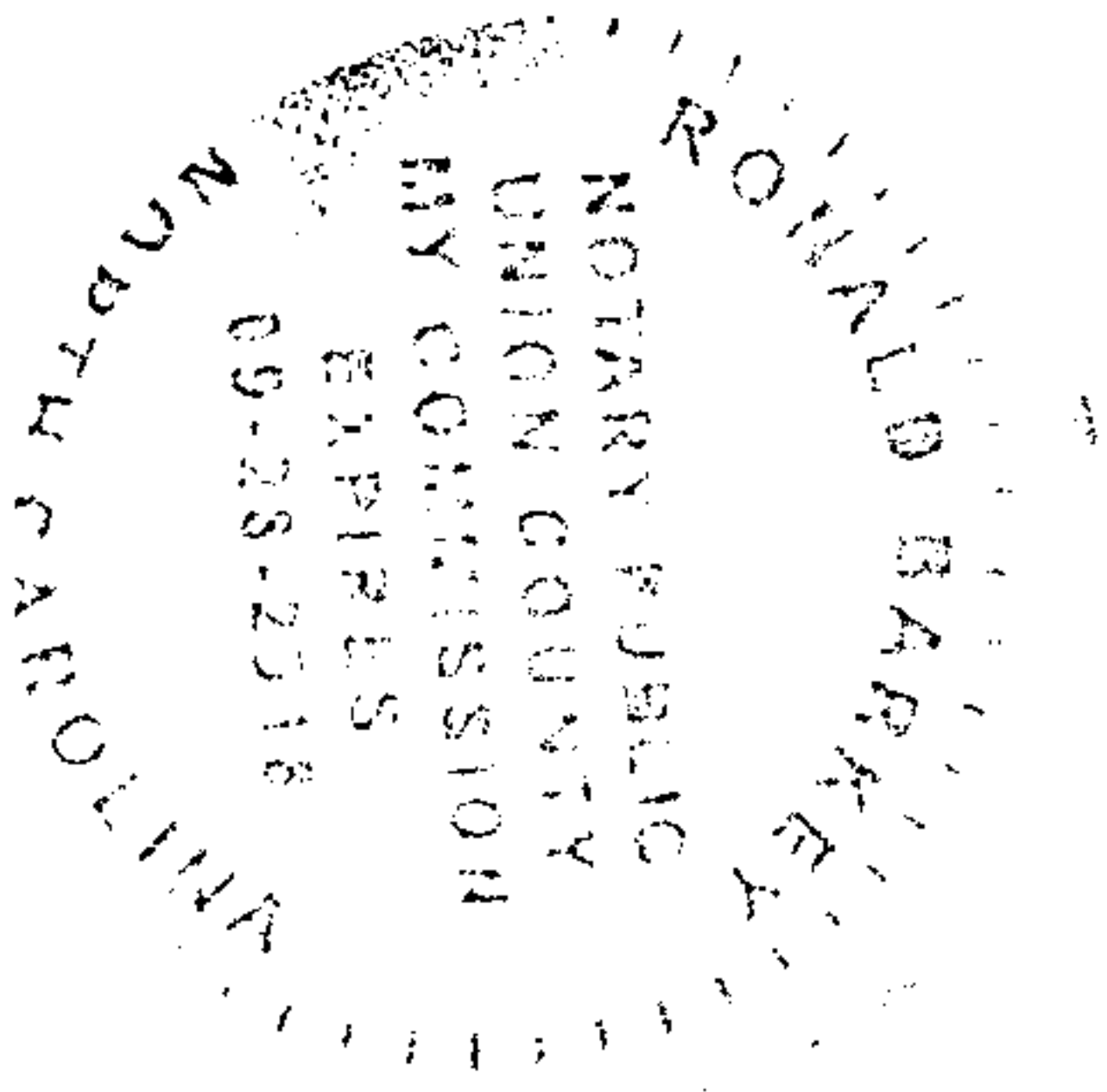
(This deed has been executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.)

I, RONALD BARKEY a Notary Public for Union County, North Carolina do hereby certify that DOUGLAS R. DORN personally appeared before me this day and acknowledge the execution of the foregoing instrument.

Witness my hand and official seal this 4 day of Aug, 2015.

County: Union State NC

Official Signature of Notary  My Commission Expires: 28 SEPT 2018





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Grantor's Name:
NEST EGG PROPERTIES, LLC
Mailing Address:
P. O. Box 954
Waxhaw, NC 28173

Property Address:
vacant land known as Farmingdale Trace, Lot 46
Harpersville, AL 35078

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
RICHARD BREWER and RENEE BREWER
Mailing Address:
142 FARMINGDALE DRIVE
HARPERSVILLE, AL 35078

Date of Sale: August 7, 2015
Total Purchase Price: \$14,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____