

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

PLEASE SEND TAX NOTICE TO:
ALISON B. BEAN and husband, HERBERT L. BEAN
2016 KING CHARLES PLACE
ALABASTER, ALABAMA 35007

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 THIRTY TWO THOUSAND AND NO/100 DOLLARS (\$32,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, EDWARD A. MERRELL, III and wife, KRISTEN R. MERRELL, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ALISON B. BEAN and husband, HERBERT L. BEAN, (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 608, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 1, recorded in Map Book 37 Page 58, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2016, which are a lien but not yet due and payable until October 1, 2016.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No.20060830000429090 and amended in Instrument No. 20150910000315860 in the Probate Office.
3. A 35 foot building setback line from Whitetail Run as recorded in Map Book 37 page 58 in the Probate Office.
4. Grant of Land Easement(s) and Restrictive Covenants to Alabama Power Company as shown and recorded in Instrument No. 20060201000050830 in Probate Office.
5. Riparian and other rights created by the fact that the land fronts on a lake.
6. Articles of Incorporation of Deer Ridge Lakes Residential Association, Inc. as recorded in Instrument No. 20050921000491020 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 28TH day of APRIL, 2016.



EDWARD A. MERRELL, III



KRISTEN R. MERRELL

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that EDWARD A. MERRELL, III and wife, KRISTEN R. MERRELL, 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 28TH day of APRIL, 2016.



NOTARY PUBLIC

My Commission Expires: 10/31/2019



20160504000149790 2/3 \$52.00

Shelby Cnty Judge of Probate, AL

05/04/2016 02:18:52 PM FILED/CERT

Grantor's Name:
EDWARD A. MERRELL, III and KRISTEN R. MERRELL

Mailing Address:
224 FOREST PARKWAY
ALABASTER, ALABAMA 35007

Property Address:
501 Whitetail Run
Chelsea, AL 35043

Bill of Sale
 Sales Contract
 Closing Statement

Grantee's name:
ALISON B. BEAN and HERBERT L. BEAN

Mailing Address:
2016 KING CHARLES PLACE
ALABASTER, ALABAMA 35007

Date of Sale: APRIL 28TH, 2016
Total Purchase Price: \$32,000.00
or
Actual Value
or
Assessor's Market Value

Front of Foreclosure Deed
 Appraisal
 Other _____

