



20161128000433620 1/3 \$53.50
Shelby Cnty Judge of Probate, AL
11/28/2016 01:15:07 PM FILED/CERT

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

PLEASE SEND TAX NOTICE TO:
ASHLEY STACEY and VICKIE STACEY
605 FOREST LAKES DRIVE
STERRETT, ALABAMA 35147

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 ONE HUNDRED SIXTY ONE THOUSAND AND NO/100 DOLLARS (\$161,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, ROBERT F. DAVIS, an unmarried man, and STACY D. BROWNING, an unmarried woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ASHLEY STACEY and VICKIE STACEY, (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 37, according to the Map and Survey of Forest Lakes, Sector 1, as recorded in Map Book 28 page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 2001-47360, amended in Instrument No. 20090116000015030, and Instrument No. 20140611000176250 and Map Book 28 page 94 in the Probate Office.
3. A 15 foot building setback line from Forest Lakes Drive as recorded in Map Book 28 page 94 in the Probate Office.
4. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 139 page 127, Book 236 page 829, Book 126 page 191, Book 129 page 323 and Book 124 page 519 in the Probate Office.
5. Easement(s) to Shelby County as shown and recorded in Book 228 page 339 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Book 331 page 262 and Book 53 page 262 in the Probate Office.
7. Articles of Incorporation of Forest Lakes Homeowner Association, Inc., as recorded in Instrument No. 20061020000520120 in the Probate Office.

Robert F. Davis and Stacy D. Browning are the surviving grantees of that certain deed recorded as Instrument No. 20031216000808500; the other grantee, Martha Y. Davis, having died on January 10, 2015.

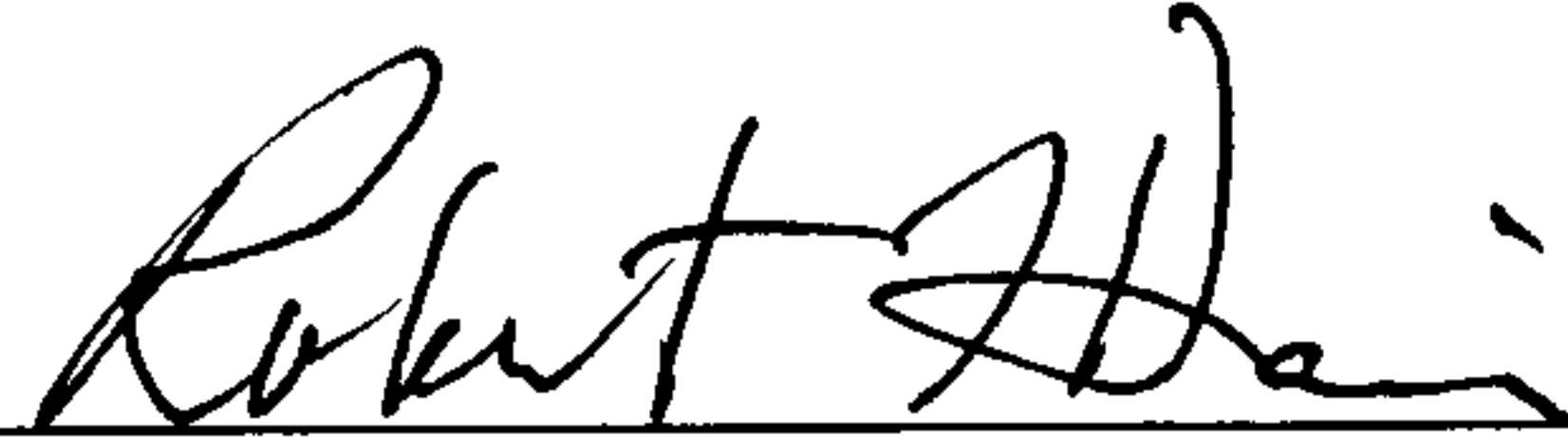
\$128,800.00 OF THE HEREINABOVE STATED CONSIDERATION WAS PAID FROM A

PURCHASE MONEY MORTGAGE OF EVEN DATE AND FILED SIMULTANEOUSLY
HEREWITH.

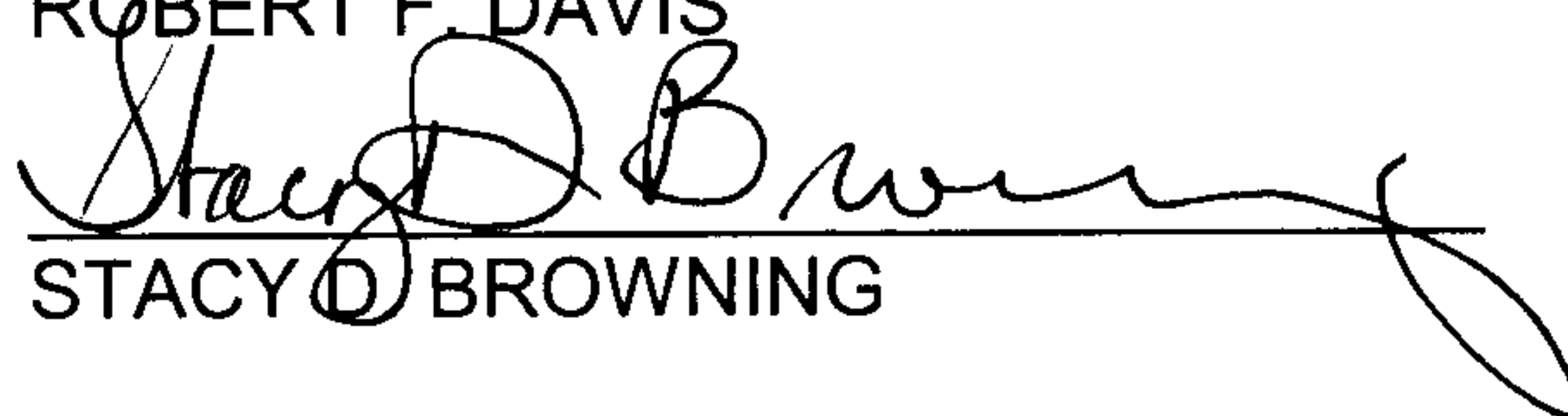
TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their
joint lives and upon the death of either of them, then to the survivor of them in fee simple,
and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right or reversion.

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 21ST day
of NOVEMBER, 2016.



ROBERT F. DAVIS



STACY D. BROWNING

STATE OF ALABAMA

COUNTY OF Shelby


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I, the undersigned, a notary public in and for said county, in said state, hereby certify
that ROBERT F. DAVIS, an unmarried man, and STACY D. BROWNING, an unmarried
woman, 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 21ST day of NOVEMBER, 2016.



NOTARY PUBLIC
My Commission Expires: 2-2-20



Grantor's Name:
ROBERT F. DAVIS and STACY D. BROWNING

Mailing Address:
258 Woodbury Drive
Sterrett, AL 35147

Property Address:
605 Forest Lakes Drive
Sterrett, AL 35147

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
ASHLEY STACEY and VICKIE STACEY

Mailing Address:
605 FOREST LAKES DRIVE
STERRETT, ALABAMA 35147

Date of Sale: NOVEMBER 21ST, 2016
Total Purchase Price: \$161,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



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