

This instrument prepared without benefit of survey by:

Mark C. Nelson
Attorney at Law
2216 14th Street (35401)
P.O. Box 1788
Tuscaloosa, AL 35403



20170213000052360 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
02/13/2017 12:10:50 PM FILED/CERT

STATE OF ALABAMA

§
§
§ SS.

SHELBY COUNTY

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Twenty-Five Thousand Nine Hundred and No/100 (\$125,900.00) Dollars** and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, as evidenced by a Closing Statement executed by the Grantor and Grantees simultaneously herewith, we, **KELLY PULLEN ZEIGER f/k/a Kelly A. Pullen and husband, PAUL ZEIGER,** (herein referred to as Grantors), do grant, bargain, sell, and convey unto **ROBERT DUMAS and ANGELA DUMAS,** (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, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Tocoa Parc, Phase 1, as recorded in Map Book 23 Page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This is to certify that this conveyance satisfies all requirements contained in that certain Bond for Title between Grantor, Kelly Pullen Zeiger and Grantees Robert Dumas and Angela Dumas, dated May 21, 2014.

This is to certify that Kelly Pullen Zeiger and Kelly A. Pullen is one and the same person.

Property Address: 101 Tocoa Circle, Helena, AL 35080

A purchase money mortgage in the amount of \$123,619.00 is being executed simultaneously with this conveyance.

This conveyance is made subject to any statutory rights of redemption, restrictive covenants, rights of way, easements and reservations of record that apply to the real property herein conveyed.

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 of reversion. And Grantors do for themselves and for their heirs and/or assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and/or assigns 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 the 27th day of January, 2017.

Kelly Pullen Zeiger (SEAL)
Kelly Pullen Zeiger

Paul Zeiger (SEAL)
Paul Zeiger

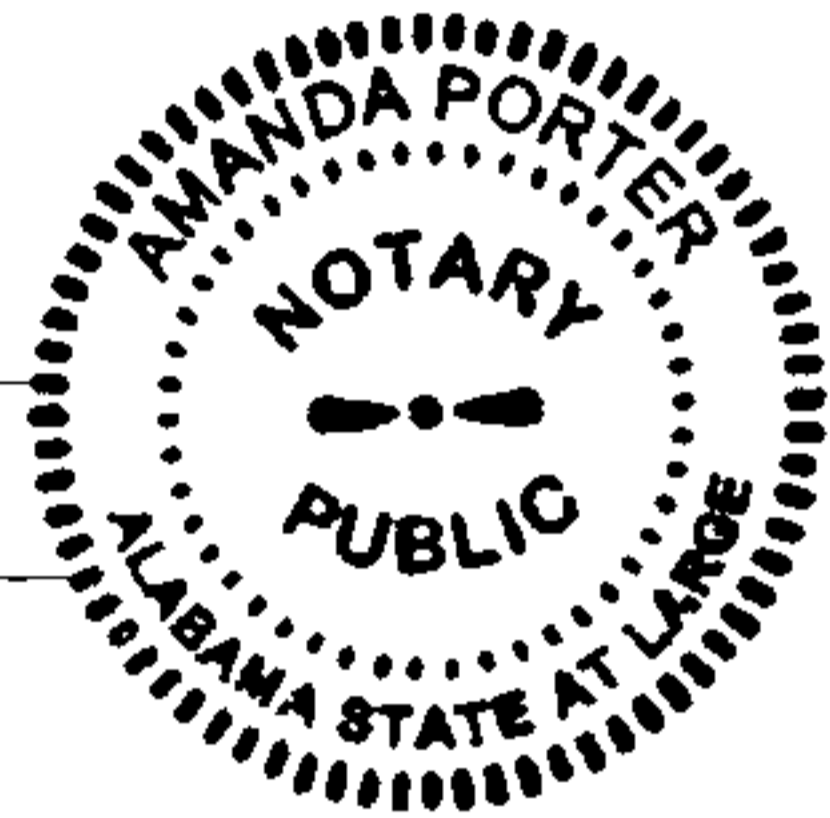
STATE OF ALABAMA §
 § ss.
TUSCALOOSA COUNTY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kelly Pullen Zeiger and Paul Zeiger, 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.

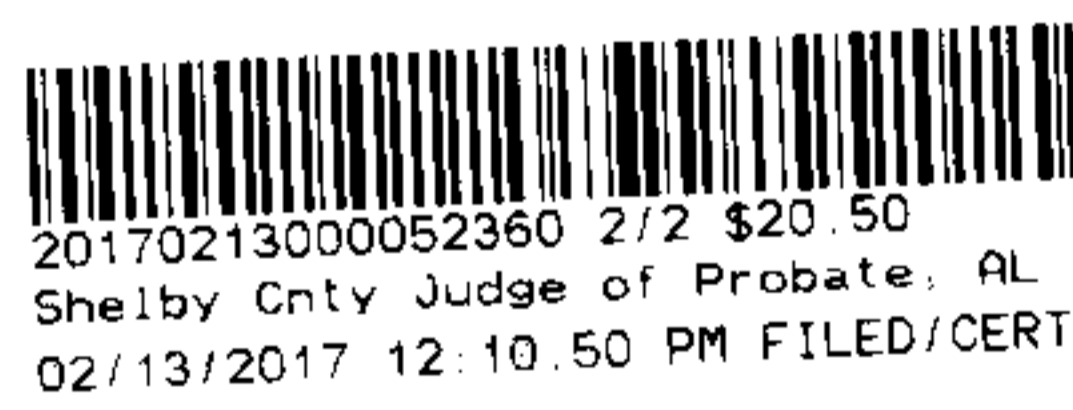
Given under my hand and official seal this 27th day of January, 2017.

Amanda Porter
Notary Public

My Commission Expires: 2/5/18



Grantor's Address:
Kelly Pullen Zeiger
Paul Zeiger
2065 Arnold Road
Birmingham, AL 35216



Grantee's Address:
Robert Dumas
Angela Dumas
101 Tocoa Circle
Helena, AL 35080