20051207000632310 1/1 $88.50
Shelby Cnty Judge of Probate, AL
12/07/2005 08:00:01AM FILED/CERT

Send Tax Notice To:
JOHN W CROMEANS, JR. & JANE M CROMEANS
2704 Wathins Glen Dr.
Birmingham AL 35216

Shelby County, AL 12/07/2005
State of Alabama

Deed Tax:$77.50

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **SEVENTY SEVEN THOUSAND FIVE HUNDRED and NO/00 ($77,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

PRIME DEVELOPMENT COMPANY, INC.

grant, bargain, sell and convey unto,

JOHN W CROMEANS, JR. AND JANE M CROMEANS

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 4AA, according to the Resurvey of Lots 3A and 4A, Oak Harbour, Phase I, as recorded in Map Book 36, Page 14, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of NOVEMBER, 2005.

PRIME DEVELOPMENT COMPANY, INC.

CLYDE PEARCE, AS VP

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, ASHLEY HARRISON, a Notary Public in and for said County, in said State, hereby certify that CLYDE PEARCE AS VP OF PRIME DEVELOPMENT COMPANY, INC.
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 29TH day of NOVEMBER, 2005.

Notary Public

My Commission Expires: 2-20-07