20060519000238350 1/2 $15.00
Shelby Cnty Judge of Probate, AL
05/19/2006 09:18:08AM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
1030 Long Branch Parkway
Calera, Alabama 35040

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED THIRTY SIX THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($236,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **SHELBY HOMEBUILDERS, INC.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CARLOS WADE COFFEE AND AMY G. COFFEE** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 136, according to the Survey of Final Plat Long Branch Estates, Phase 1, as recorded in Map Book 34, Page 66, in Probate Office of Shelby County, Alabama.

Subject to:
(1)Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2)Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Options to Purchase and Restrictions appearing of record in Instrument #20041222000697420 and Instrument # 20040811000450550; (b) Right of first offer, ingress, egress, memorandum of supply agreement and mineral and mining rights and rights incident thereto recorded in Instrument #2000-4450, in the Probate Office of Shelby County, Alabama; (c) Mineral and mining rights and rights incident thereto recorded in Instrument #1997-9552, in the Probate Office of Shelby County, Alabama; (d) Covenants as recorded in Instrument # 20050119000028960; (e) Right of way to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20050801000385430 and Instrument # 20050801000387500.

$236,900.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Shelby Homebuilders, Inc. which have not been modified or amended; that the property is free from encumbrances, and that the grantor and that its successors and assigns shall warrant and defend the same to the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

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In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 12 day of May, 2006.

Shelby Homebuilders, Inc.

By: _____ (SEAL)
Robert Johnson
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **ROBERT JOHNSON**, whose name as **PRESIDENT** of **SHELBY HOMEBUILDERS, INC.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 12 day of May, 2006.

(SEAL) _____
Notary Public

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008