20061030000533350 1/2 $19.00
Shelby Cnty Judge of Probate,AL
10/30/2006 10:21:07AM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. James K. Bloom
497 Cove Road
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

Value $ 5,000

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE AND NO/00 DOLLARS ($1.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JAMES K. BLOOM and wife, JUDITH M. BLOOM, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **JAMES K. BLOOM and JUDITH M. BLOOM, (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

James K. Bloom is the surviving grantee in deeds recorded in Instrument #1999-22031 and in Instrument #1998-41415. The other grantee Mary S. Bloom having died on May 9, 2002.

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 30th day of October, 2006.

James K. Bloom
James K. Bloom

Judith M. Bloom
Judith M. Bloom

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that James K. Bloom and Judith M. Bloom, 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 30th day of October, 2006.

Notary Public

My commission expires: 9/12/06

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EXHIBIT "A"
LEGAL DESCRIPTION

Lots 9, 10 and 11, Block 1, according to Parker's Subdivision, as recorded in Map Book 5, Page 27 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (a) 15-foot set back line from each boundary line of said lot in subdivision, as recorded in restrictive covenants in Deed Book 251, Page 145 in the Probate Office of Shelby County, Alabama. (b) Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 251, Page 145, in said Probate Office. (c) Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 194, Page 47; Deed Book 194, Page 59 and Deed Book 253, Page 284, in said Probate Office; (d) Rights of riparian owners in and to the use of said Lay Lake; (e) Subject to flooding rights that Alabama Power Company may own as recorded in Deed Book 28, Page 208, in said Probate Office.

Shelby County, AL 10/30/2006
State of Alabama

Deed Tax:$5.00