

16187

20070920000440790 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
09/20/2007 08:11:16AM FILED/CERT

Shelby County, AL 09/20/2007
State of Alabama
Deed Tax: \$10.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden JOSEPH HARRIS
PADEN & PADEN, PC 504 MILGRAY CIRCLE
5 Riverchase Ridge CALERA, AL 35040
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED DOLLARS 00/100 (\$197,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JIMMY L PEARMAN and JUDY M. PEARMAN, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JOSEPH HARRIS and SUNNY HARRIS, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 23, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, SECTOR 6, PHASE 2, AS RECORDED IN MAP BOOK 18, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

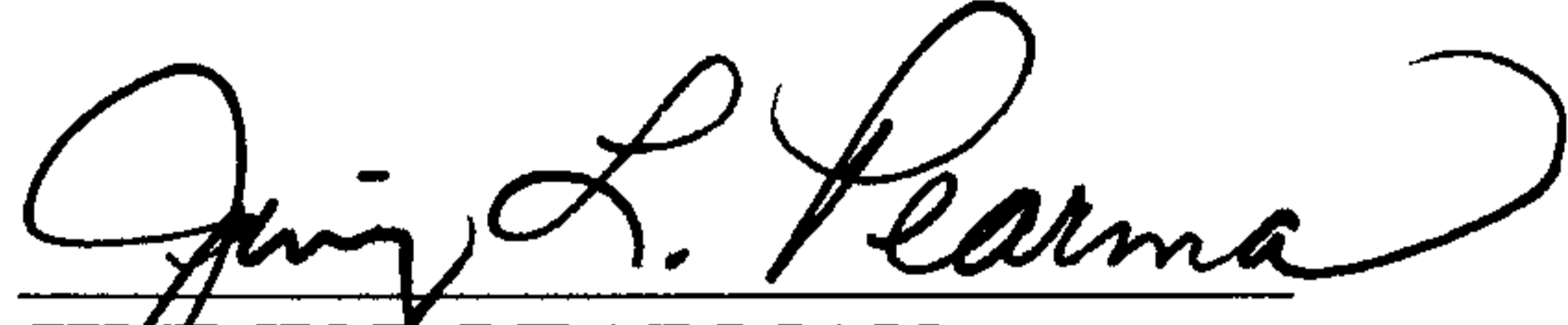
SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVVENANTS, SET BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

\$188,005.00 of the consideration herein was derived from a mortgage closed 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, his, her, or their heirs and assigns, that 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **JIMMY L PEARMAN and JUDY M. PEARMAN, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of September, 2007.



JIMMY L PEARMAN



JUDY M. PEARMAN

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

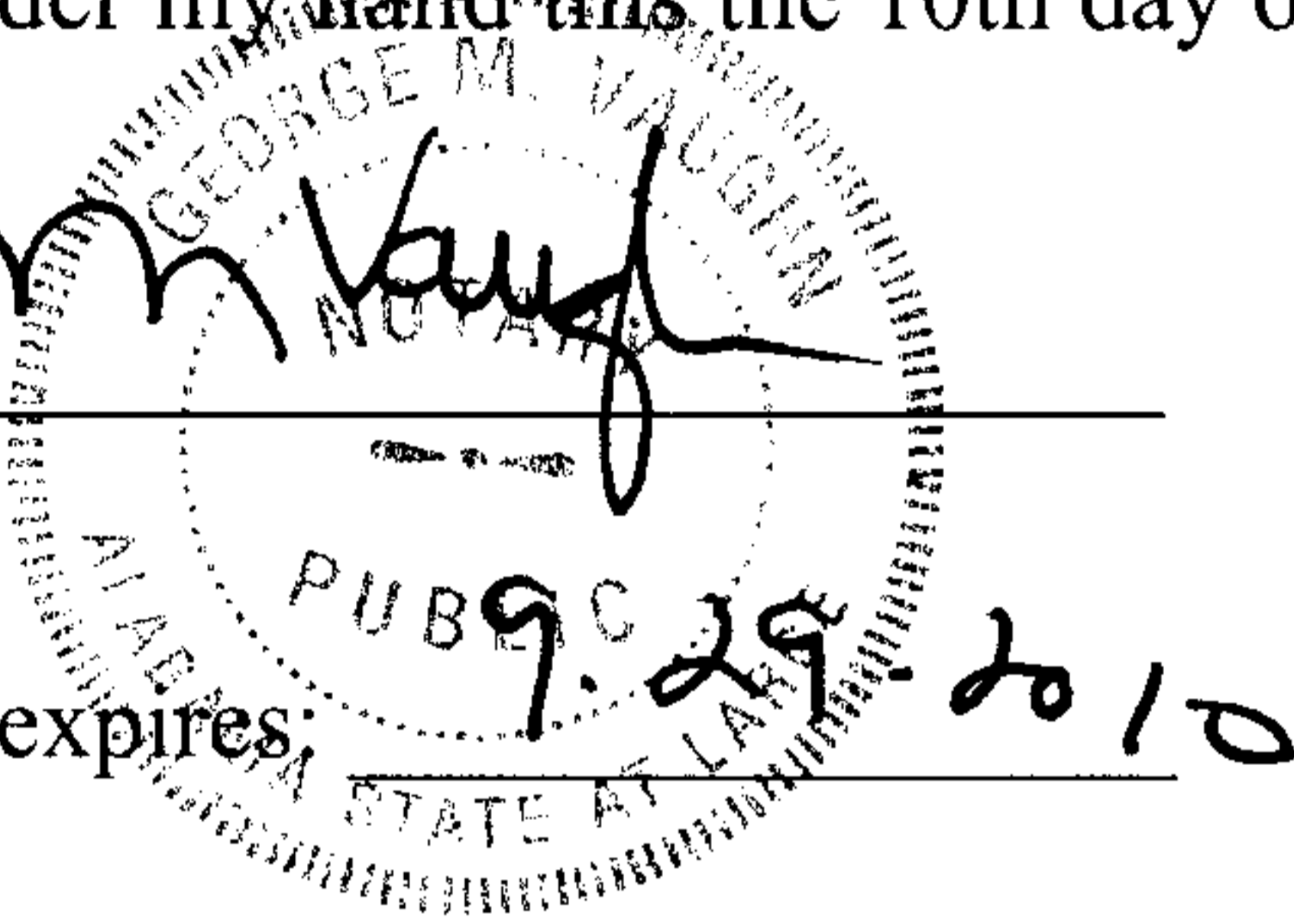
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JIMMY L PEARMAN and JUDY M. PEARMAN, HUSBAND AND WIFE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.


Given under my hand this the 10th day of September, 2007.



Notary Public

My commission expires:




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