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20080507000188410 1/2 \$37.50
Shelby Cnty Judge of Probate, AL
05/07/2008 03:09:08PM FILED/CERT

Shelby County, AL 05/07/2008
State of Alabama
Deed Tax: \$23.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

ERICA GENRY
112 SHIRAZ STREET
ALABASTER, AL 35007

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 THREE THOUSAND DOLLARS 00/100 (\$233,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **BRIAN S. REAVES and CYNTHIA R. REAVES** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **ERICA GENRY and PHILLIP C. GENRY, JR.** (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 51, according to the Survey of Wynlake Subdivision, Phase III, as recorded in Map Book 21, Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM SHADOW RUN WAY AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ON THE WESTERLY SIDE OF THE LAND.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 1996-26737; INST. NO. 1995-30874 WITH AMENDMENTS RECORDED AS INST. NO. 1997-12379; INST. NO. 1997-22249; INST. NO. 2002-00857 AND INST. NO. 20060215000075440.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED 101, PAGE 76, DEED 121, PAGE 192 AND DEED 138, PAGE 317.
6. RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN REAL 40, PAGE 202.
7. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN INST. NO. 2005080300039380.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE SET OUT IN REAL 15, PAGE 375.
9. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 21, PAGE 84.

\$209,700.00 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, **BRIAN S. REAVES and CYNTHIA R. REAVES**, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of April, 2008.

Brian S. Reaves by and through his attorney-in-fact, Cynthia R. Reaves

BRIAN S. REAVES

By and through his Attorney-in-Fact,
Cynthia R. Reaves

Cynthia R. Reaves
CYNTHIA R. REAVES

**STATE OF ALABAMA
COUNTY OF SHELBY**

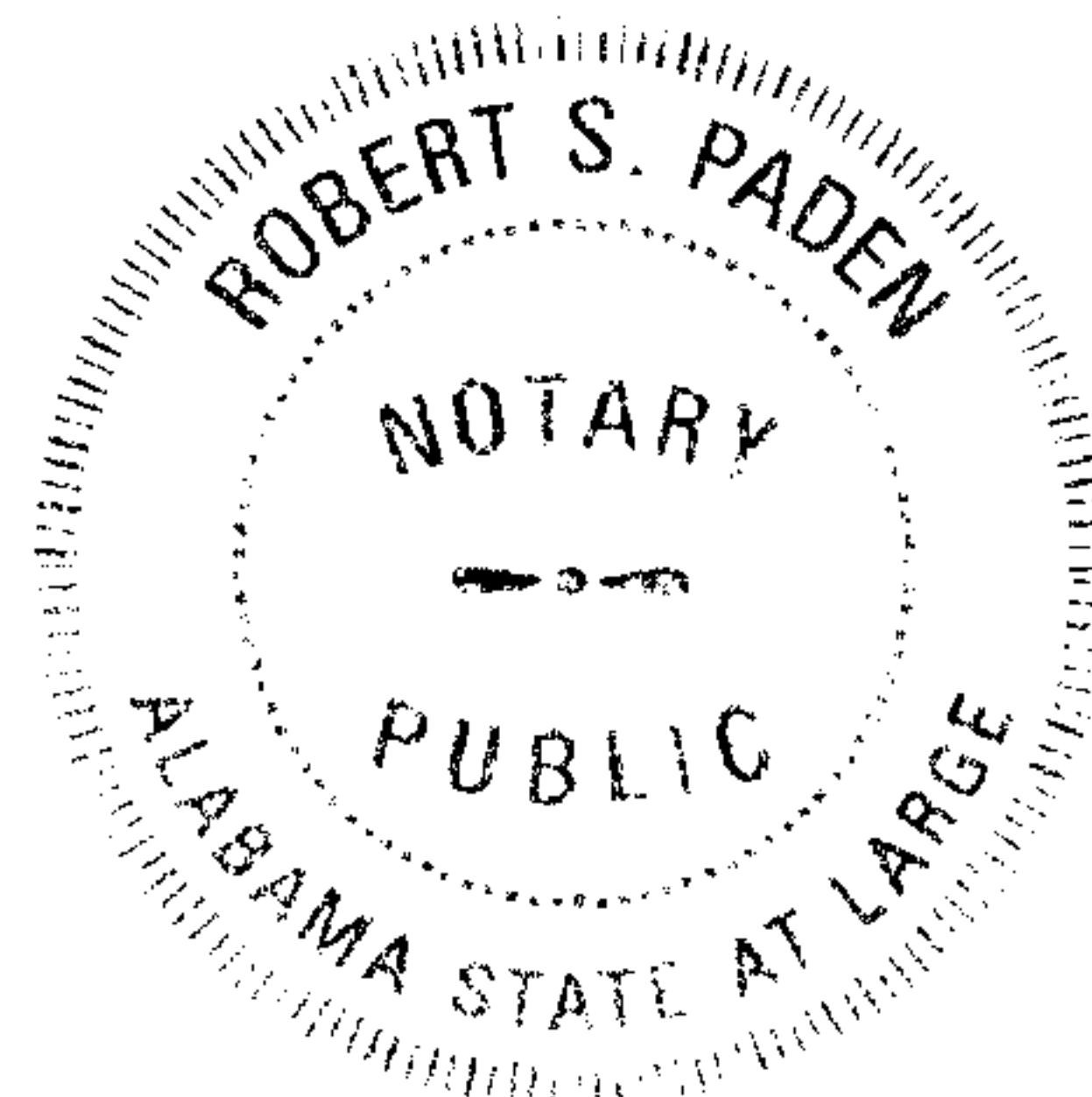
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CYNTHIA R. REAVES**, 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.

[Signature]

Notary Public

My commission expires: 7/16/10



**STATE OF ALABAMA)
COUNTY OF SHELBY)**

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CYNTHIA R. REAVES** whose name(s) as attorney in fact for **BRIAN S. REAVES**, 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, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

[Signature]

Notary Public

My commission expires: 7/16/10

