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20080507000188480 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
05/07/2008 03:09:15PM FILED/CERT

Shelby County, AL 05/07/2008
State of Alabama

Deed Tax: \$3.00

(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

JAMES R. CASH
116 MOUNTAIN PARKWAY
MAYLENE, AL 35114

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 SIXTY FIVE THOUSAND DOLLARS 00/100 (\$165,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **PHILLIP C. GENRY, JR. and ERICA GENRY, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JAMES R. CASH and MARTHA C. CASH**, (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 25, according to the Survey of Woodland Hills First Phase, Fifth Sector, as recorded in Map Book 7, Page 152, Shelby County, Alabama records.

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. **35 FOOT BUILDING SETBACK LINE FROM MOUNTAIN PARKWAY; 15 FOOT EASEMENT ON SOUTHERLY PROPERTY LINE; VARIABLE EASEMENT THROUGH MID PROPERTY AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.**
3. **TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN MISC. BOOK 31, PAGE 490.**
4. **TRANSMISSION LINE PERMIT IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 321, PAGE 911; DEED BOOK 107, PAGE 526.**
5. **RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.**
6. **TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.**

\$162,450.00 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, **PHILLIP C. GENRY, JR. and ERICA GENRY**, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of April, 2008.



PHILLIP C. GENRY, JR.



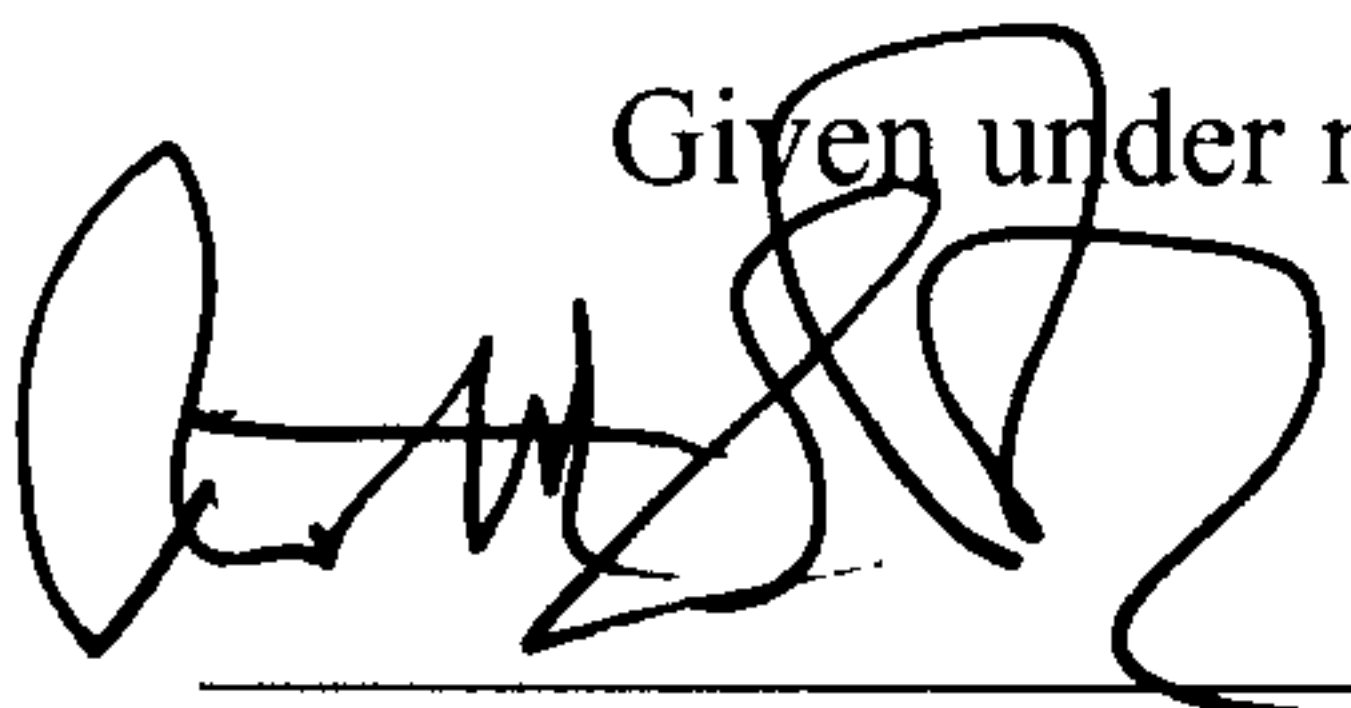
ERICA GENRY

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **PHILLIP C. GENRY, JR. and ERICA GENRY**, 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 30th day of April, 2008.



Notary Public

My commission expires: 7/14/10

