

2008-110934

20080911000360920 1/2 \$73.00
Shelby Cnty Judge of Probate, AL
09/11/2008 10:18:48AM FILED/CERT

Shelby County, AL 09/11/2008
State of Alabama
Deed Tax: \$59.00

(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 T. ISAMINGER, JR. 101 INDIAN LAKE COVE PELHAM, AL 35124

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 NINETY FIVE THOUSAND DOLLARS 00/100 (\$295,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JASON E. BREWER, A SINGLE PERSON** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JAMES T. ISAMINGER, JR. and HOLLI L. ISAMINGER**, (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:

****Jason Brewer and Jason E. Brewer are one and the same person.**

LOT 5, ACCORDING OTHE FINAL PLAT OF INDIAN LAKE COVE, AS RECORDED IN MAP BOOK 31, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY PRIOR OWNERS.
3. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY AT DATE OF POLICY.
4. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY, AS RECORDED IN MAP BOOK 31, PAGE 65.

\$236,000.00 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.

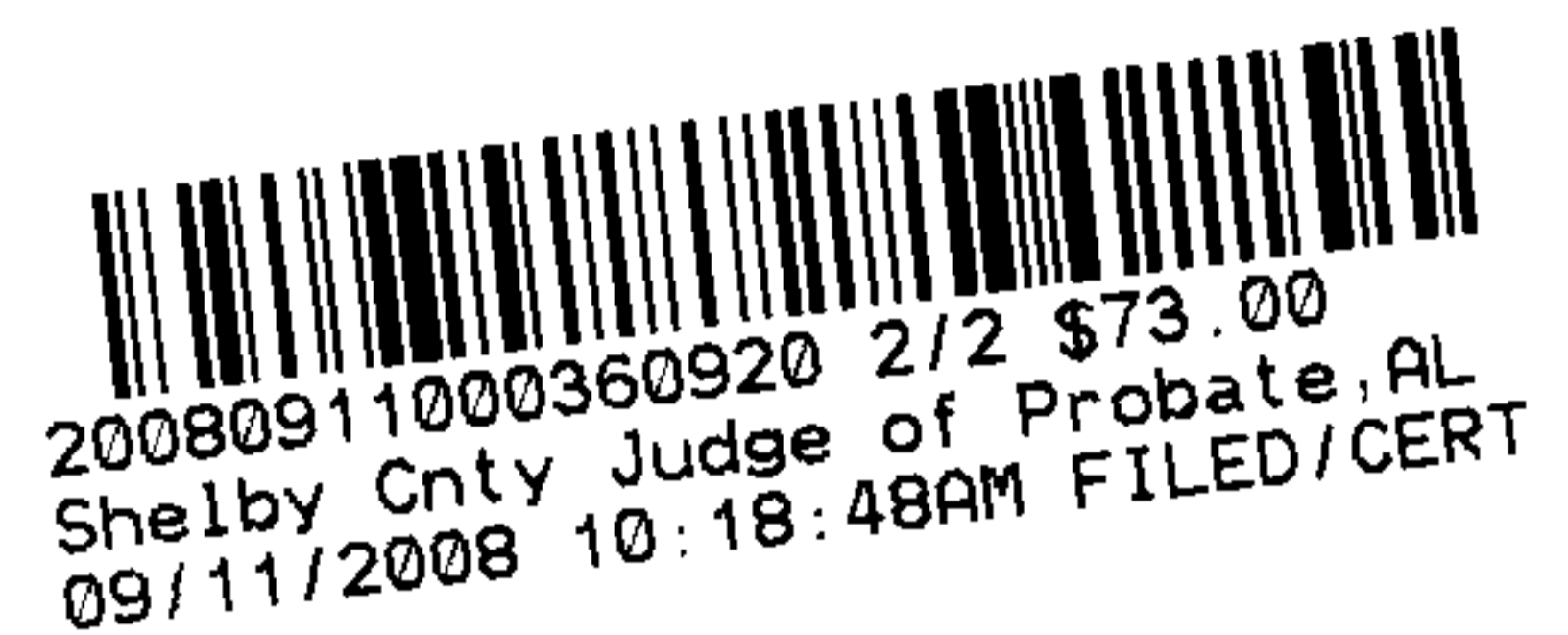
IN WITNESS WHEREOF, the said GRANTORS, **JASON E. BREWER**, A SINGLE PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of August, 2008.

Jason E Brewer by an through his attorney in fact.
JASON E. BREWER
By an through his attorney in fact,
KEN BOYD.

Ken Boyd

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT



I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KEN BOYD** whose name(s) as attorney in fact for **JASON BREWER**, 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.

Robert S. Paden
Given under my hand this the 29TH day of AUGUST, 2008.
Notary Public
My commission expires: 7/16/10

