



This instrument was prepared by

Send Tax Notice To:  Luke Anthony Lang   
name  
 1073 Village Trail   
address  
 Calera, AL 35040

(Name)  William H. Halbrooks   
 1 Independence Plaza, Suite 704   
(Address)  Birmingham, AL 35209

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

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of  One Hundred Four Thousand, Four Hundred and no/100-----   
 (\$104,400.00) Dollars   
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Chadwick Allen and wife, Jessica Allen   
(herein referred to as grantors) do grant, bargain, sell and convey unto  
 Luke Anthony Lang and Jennifer McGinnis

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
 Shelby  County, Alabama to-wit:

Lot 355, according to the Survey of Waterford Village, Sector  
1, as recorded in Map Book 27, Page 100, in the Probate Office  
of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$  104,400.00  of the purchase price recited above was  
paid from a mortgage loan 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF,  I  have hereunto set  my  hand(s) and seal(s), this  26th   
day of  February ,  2004 .

\_\_\_\_\_  
(Seal)  Chadwick B Allen  (Seal)  
Chadwick Allen  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal)  Jessica Allen  (Seal)  
Jessica Allen

STATE OF ALABAMA  
Jefferson COUNTY  
General Acknowledgment

I,  the undersigned , a Notary Public in and for said County, in said State, hereby certify that  
 Chadwick Allen and Jessica Allen   
whose name(s)  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  26th  day of  February , A.D.,  2004   
 William H. Halbrooks   
William H. Halbrooks Notary Public