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Shelby Cnty Judge of Probate, AL
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Document Prepared By:
L. H. (Woody) Hamilton, Jr.
4 Office Park Circle, Suite 201
Birmingham, Alabama 352223

Send Tax Notice To:
Sidney Sanford Regan, Jr.
1408 King George Drive
Alabaster, Alabama 35007

GENERAL WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS,
THAT IN CONSIDERATION OF **Five Thousand and no/100 Dollars**
(\$5,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,
Lisa Marie Regan and Sidney Sanford Regan, Jr., husband and wife
{Lisa Marie Regan being one and the same as Lisa Marie Gibson, grantee of said Quitclaim Deed recorded in Instrument # 2001-19223.}
(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto
Sidney Sanford Regan, Jr. and Lisa Marie Regan

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in Shelby County, Alabama to wit:

Lot 28 and a part of Lot 27, Kingwood, as recorded in Map Book 6, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the southwest corner of said Lot 27, thence in an easterly direction along the south line of said Lot 27, a distance of 179.36 feet; thence 173 degrees 05 minutes left in a northwesterly direction a distance of 90.66 feet; thence 13 degrees 53 minutes left in a southwesterly direction a distance of 90.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

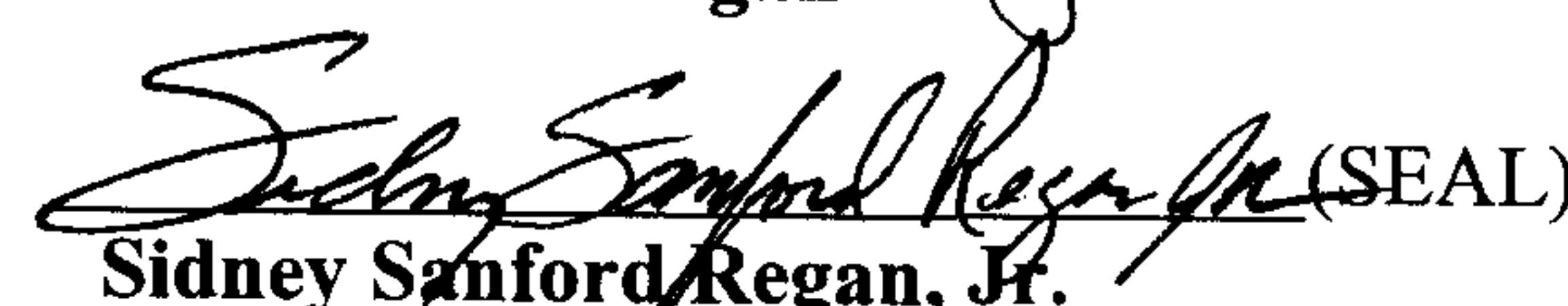
\$0.00 of the above consideration above paid from the proceeds of purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 14th day of **January, 2005**

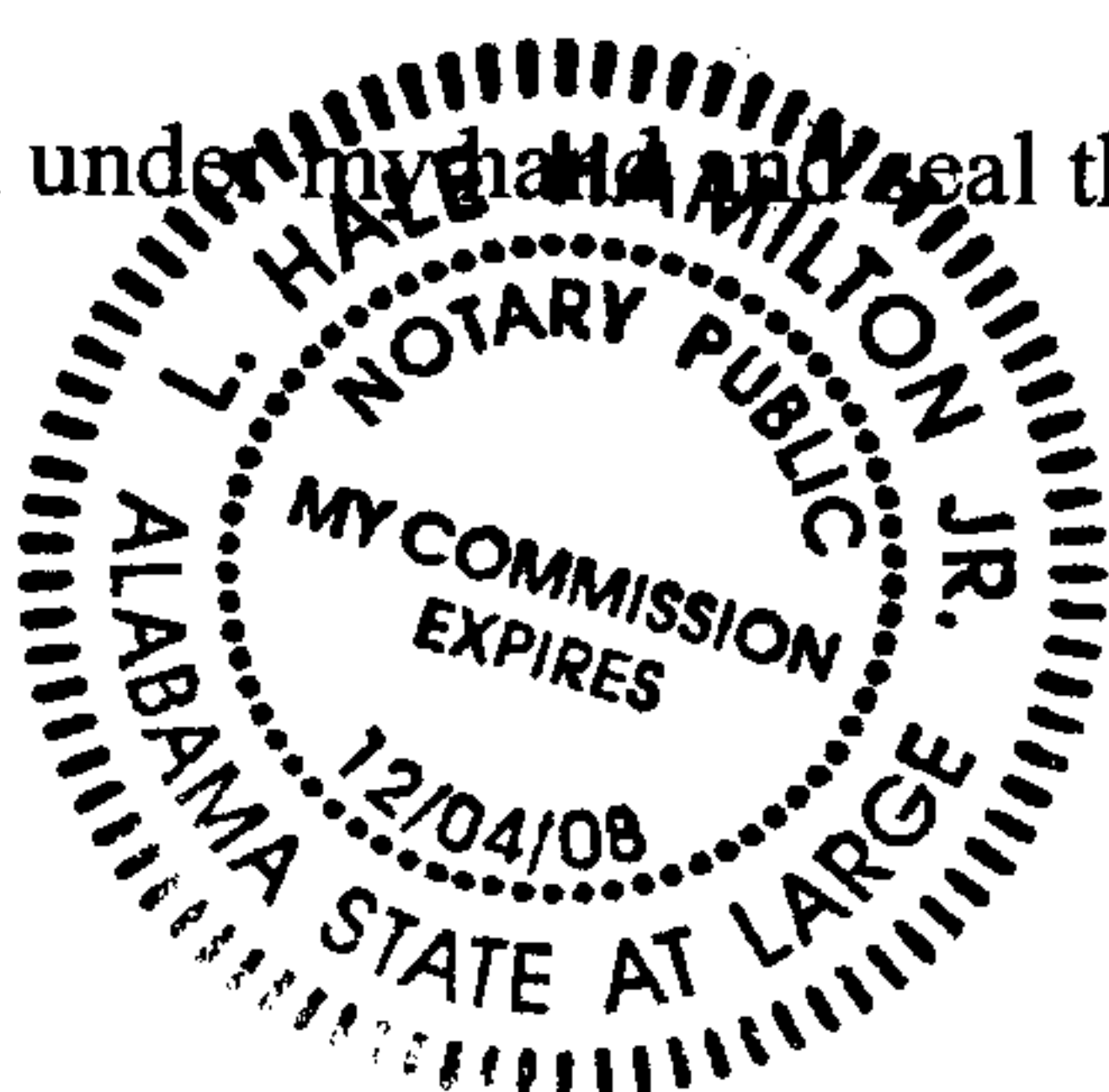
GRANTOR(S)

 (SEAL)
Lisa Marie Regan
 (SEAL)
Sidney Sanford Regan, Jr.

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned notary public in for and said State, hereby **Lisa Marie Regan and Sidney Sanford Regan, Jr.**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledge before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 17th day of **January, 2005**




Notary Public
My commission expires: 12/04/08