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20050406000161620 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/06/2005 04:14:49PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

CHRISTOPHER P. HARMON
2123 DIANE CIRCLE
ALABASTER, ALABAMA 35007

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY THOUSAND DOLLARS and 00/100 (\$130,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, BARBARA ANN DYER and JAMES G. DYER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHRISTOPHER P. HARMON and LINSEY HARMON, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13, ACCORDING TO THE MAP AND SURVEY OF SCOTTSDALE, SECOND ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. SUBJECT TO 2005 ADVALOREM TAXES WHICH CONSTITUTE A LIEN BUT WHICH ARE NOT YET DUE AND PAYABLE.
2. SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET BACK LINES, RIGHTS OF WAYS, LIMITATIONS, IF ANY, OF RECORD.
3. RIGHT OF WAY TO SOUTHERN NATURAL GAS CORPORATION, AS RECORDED IN DEED BOOK 90, PAGE 62.
4. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 318, PAGE 4.
5. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 29, PAGE 229.
6. RIGHT OF WAY GRANTED TO SOUTH CENTRAL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 320, PAGE 891.
7. A 35 FOOT BUILDING LINE FROM FRONT LOT LINE AND A 10 FOOT EASEMENT ALONG NORTH LOT LINE AND SOUTHERLY LOT LINE AS SHOWN ON RECORDED MAP.



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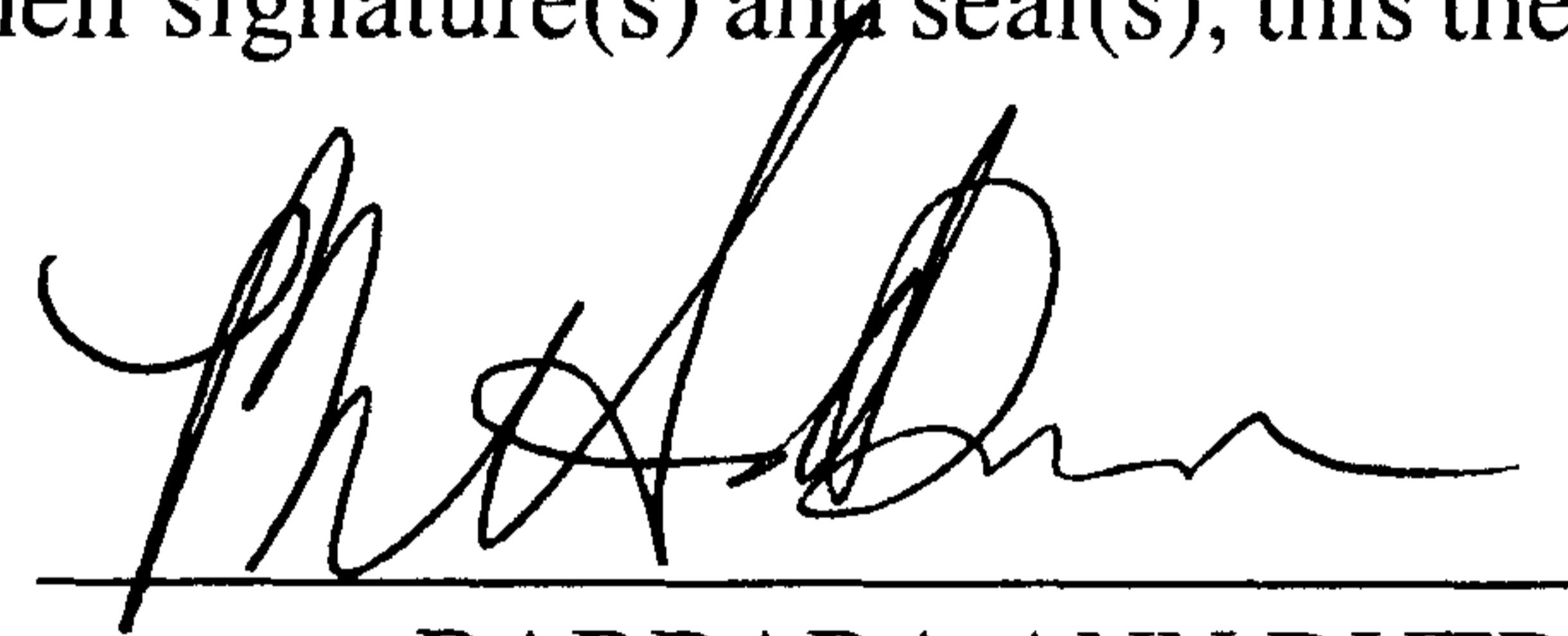
\$130,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

BARBARA ANN DYER AND BARBARA ANN BRYANT ARE ONE AND THE SAME PERSON

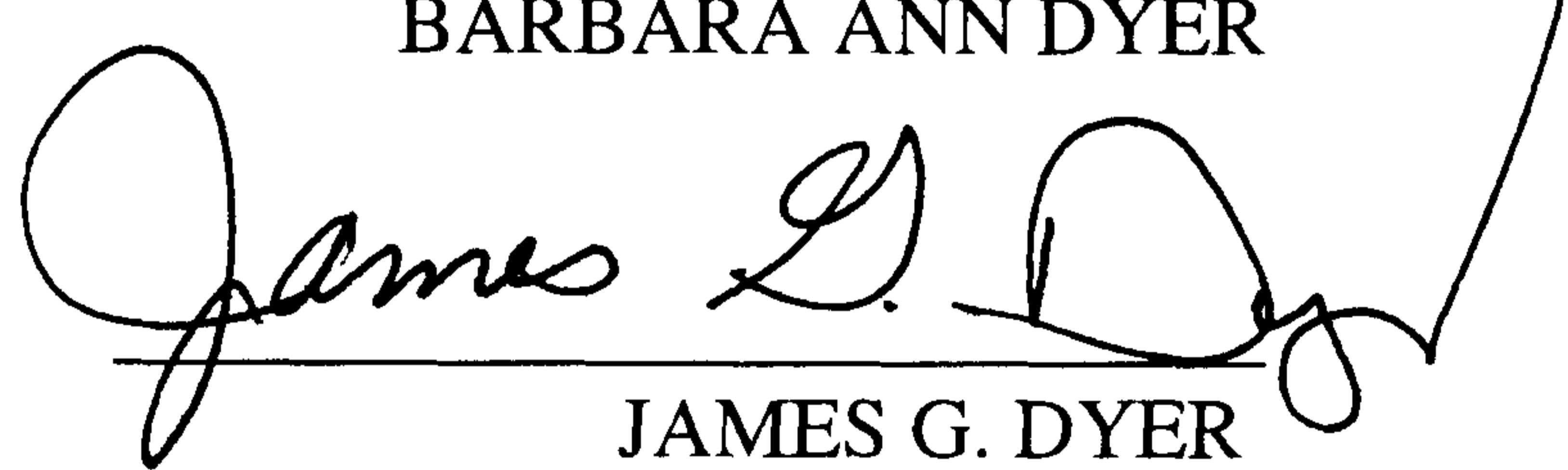
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, BARBARA ANN DYER and JAMES G. DYER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of March, 2005.



BARBARA ANN DYER



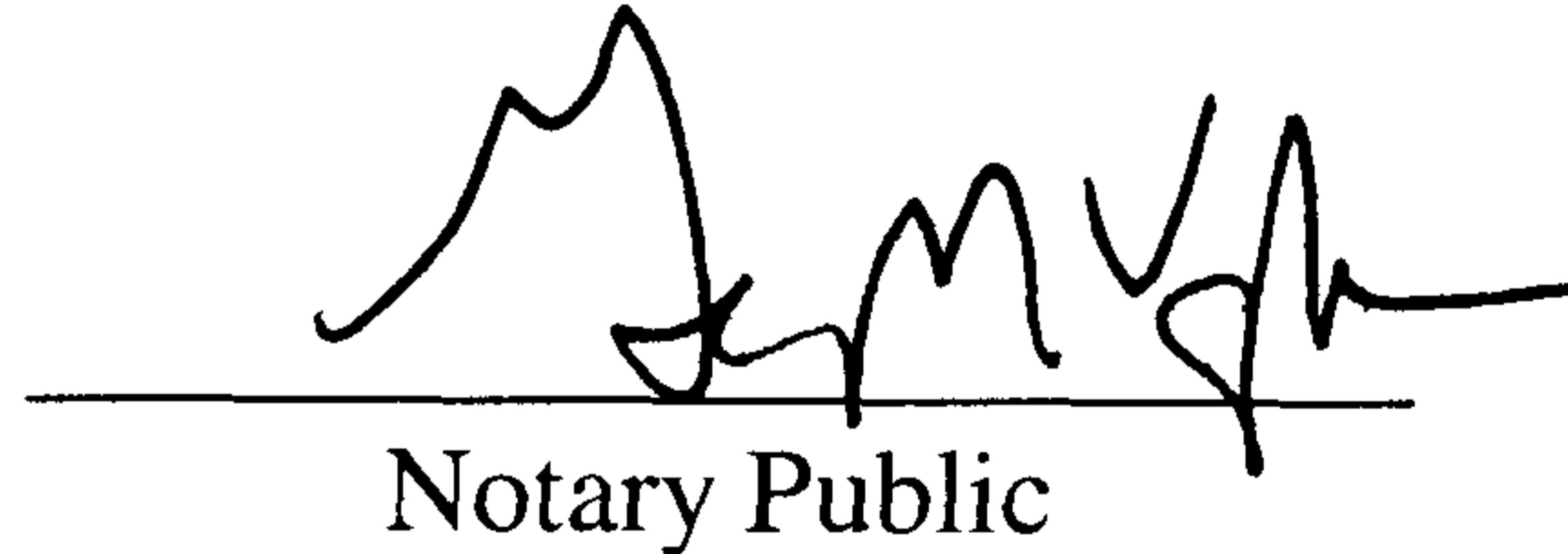
JAMES G. DYER

STATE OF ALABAMA)
COUNTY OF SHELBY)

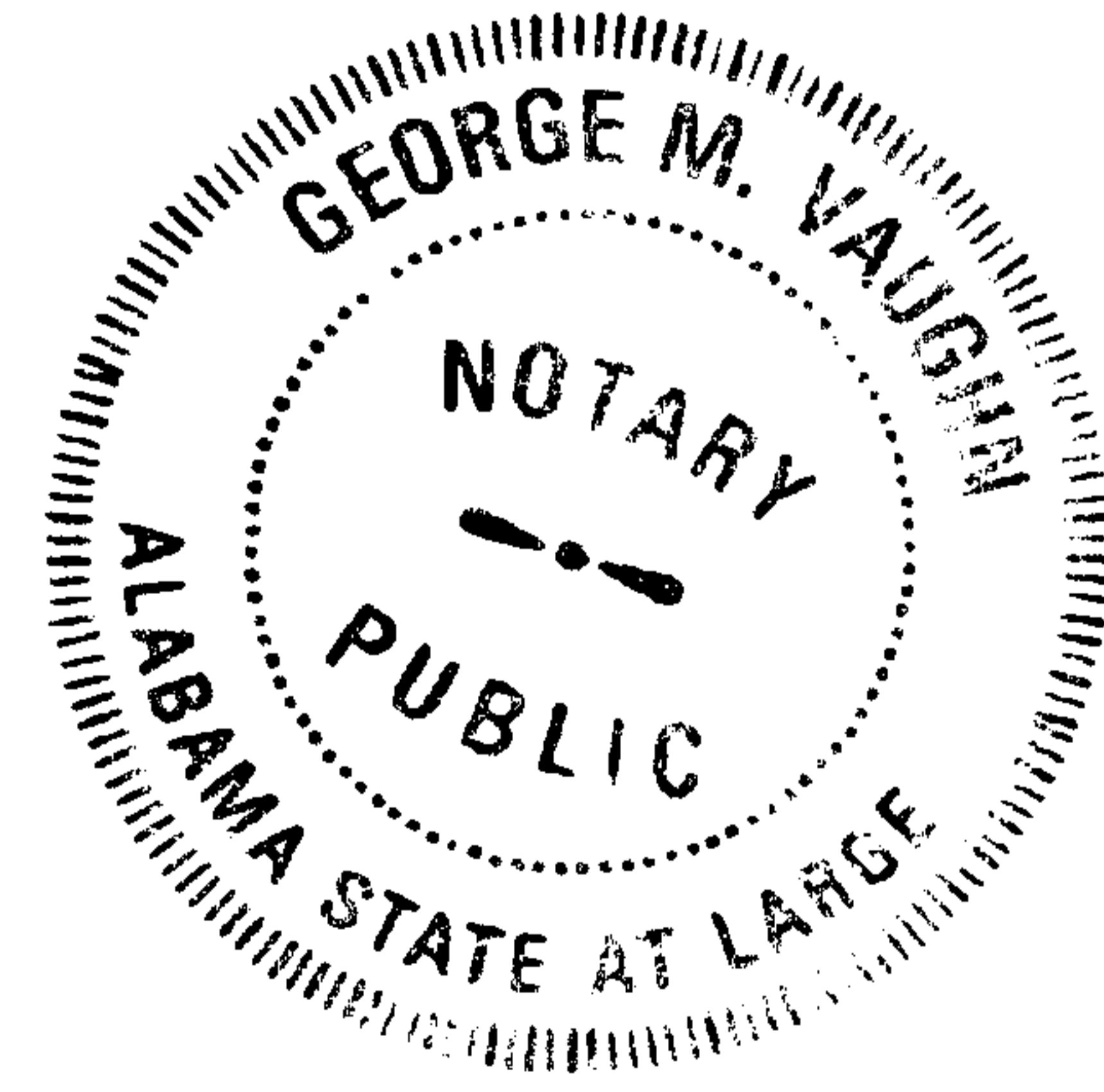
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BARBARA ANN DYER and JAMES G. DYER, HUSBAND AND WIFE, 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 31st day of March, 2005.



Notary Public



My commission expires: 9.29.06