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Shelby Cnty Judge of Probate, AL
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This instrument was prepared by:
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105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
219 Beaver Crest
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT SURVIVORSHIP DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED SEVEN THOUSAND AND NO/100 DOLLARS (\$207,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **JAN L. LARMORE, A SINGLE WOMAN**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **WILLIAM D. COLE AND DAWN N. COLE**, (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 51, according to the Survey of Beaver Creek Preserve, Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama.


Subject to:

- (1) Taxes or assessments for the year 2005 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) 10 ft. easement(s) on the west side of lot as shown on recorded map (b) Restrictions and covenants appearing of record as recorded under Instrument Number 2000-19725, Instrument Number 1998-29313, Instrument Number 2000-38708, and under Instrument Number 2004-50424 (c) Easement(s)/Right(s) of way granted to Alabama Power Company as recorded under Instrument Number 2000-23179; Volume 263, page 46 (d) Easement as recorded under Instrument Number 1997-34735.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed and that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

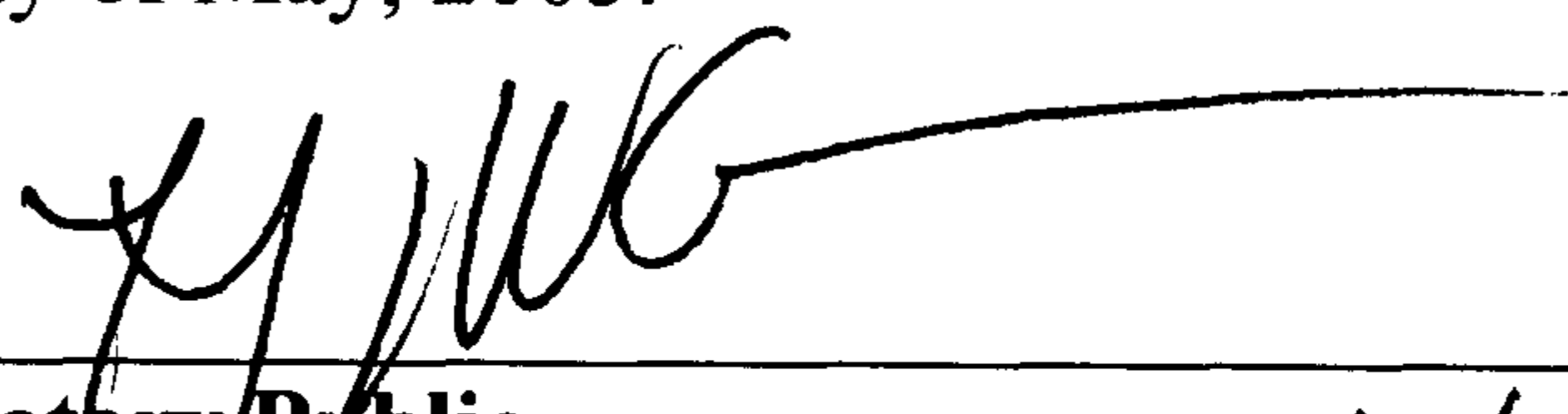
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th day of May, 2005.

 (SEAL)
JAN L. LARMORE

TATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JAN L. LARMORE, A SINGLE WOMAN**, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act, on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2005.

(SEAL) 
Notary Public
My Commission Expires: 3/1/08