THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

20050729000382650 1/2 $15.00
Shelby Cnty Judge of Probate,AL
07/29/2005 03:03:47PM FILED/CERT

SEND TAX NOTICE TO:
Gary Dowling
Patricia Dowling
33 Inverness Center Parkway, Ste 100
Hoover, AL 35242

CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Thirty-Eight Thousand Five Hundred and No/100, ($38,500.00), DOLLARS, in hand paid to the undersigned, American Homes & Land Corporation, a corporation, (hereinafter referred to as "GRANTOR"), by Gary Dowling and Patricia Dowling, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby Alabama, to wit:

Lot 465 according to the Survey of Forest Lakes as recorded in Map Book 34, Page 122A in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2005.
2. Easements to Alabama Power Company recorded in Book 126 at Page 191, Book 126 at Page 323 and Book 236 at Page 829.
3. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 53 at Page 262 and Book 331 at Page 262.
4. Easement to Shelby County recorded as Instrument No. 1993-03955; Instrument No. 1993-03957; Instrument No. 1993-03959; Instrument No. 1993-03960; Instrument No. 1993-03961; Instrument No. 1993-03964; Instrument No. 1993-03965; and Instrument No. 1993-03966.
5. Easement recorded as Instrument No. 20050204000058230.
6. Matters shown on recorded Map Book 34, at Page 122A.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is Gary W. Thomas, who is authorized to execute this conveyance, has hereto set his signature and seal, this 27th day of July, 2005.

American Homes & Land Corporation

Gary W. Thomas (SEAL)
BY: Gary W. Thomas
ITS: President

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THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gary W. Thomas whose name as President of American Homes & Land Corporation, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 27th day of July, 2005.

Patricia K. Graham
NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES FEBRUARY 20, 2009