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20051003000514170 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/03/2005 03:20:11PM 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:

PETER SCARMOUTSOS
135 BELVEDERE DRIVE
BIRMINGHAM, AL 35242

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

Know All Men by These Presents: That in consideration of TWO HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$233,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, BRENDA FERRILL COX HUDDLESTON *and BEN HUDDLESTON, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto PETER SCARMOUTSOS and TONIA POLLARD, 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 49 ACCORDING TO THE SURVEY OF VILLA'S BELVEDERE AS RECORDED IN MAP BOOK 29, PAGE 27 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BRENDA FERRILL COX HUDDLESTON IS ONE AND THE SAME AS BRENDA FERRILL COX BRENDA COX HUDDLESTON IS ALSO ONE AND THE SAME AS BRENDA FERRILL COX AND BRENDA FERRILL COX HUDDLESTON.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT IS NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. RESTRICTIONS COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INST NO. 2001-50211 AND AMENDED BY INST NO 20020624000295890.
3. EASEMENTS TO SHELBY COUNTY AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 196, PAGE 248 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY TOGETHER WITH ALL MINING AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RIGHTS SET OUT IN INST NO 2001-06795 AND INST NO. 1999-28267 IN THE PROBATE OFFICE.
5. RESTRICTIONS LIMITATIONS CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 29 PAGE 27 A AND B IN THE PROBATE OFFICE.

\$233,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, BRENDA FERRILL COX HUDDLESTON and BEN HUDDLESTON, WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of September, 2005.

*Brenda Ferrill Cox Huddleston
by and through her attorney in
fact Ben Huddleston*

BRENDA FERRILL COX HUDDLESTON
BY AND THROUGH HER ATTORNEY IN
FACT BEN HUDDLESTON

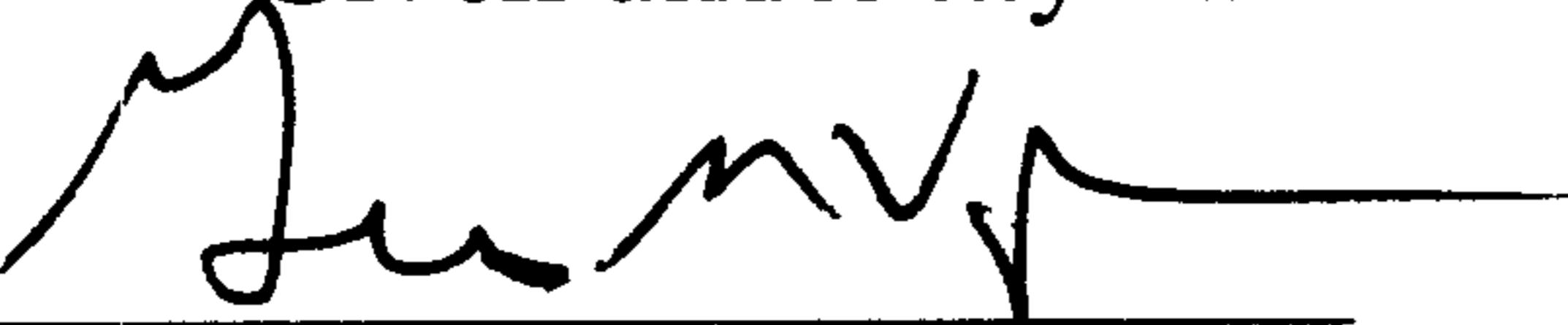
Ben Huddleston
BEN HUDDLESTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BEN HUDDLESTON, 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.

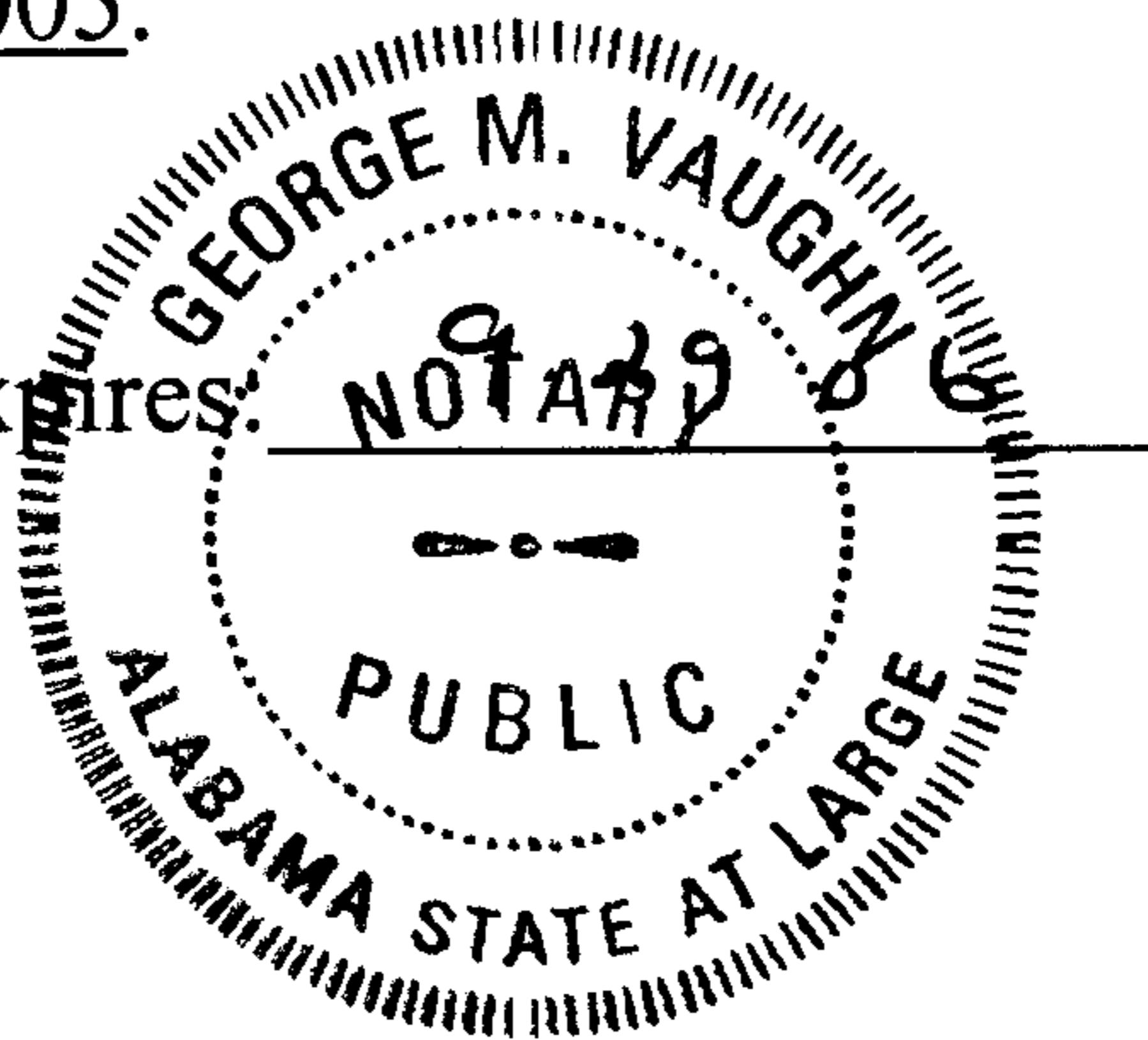
Given under my hand this the 29th day of September, 2005.


Notary Public

My commission expires: 9-29-08

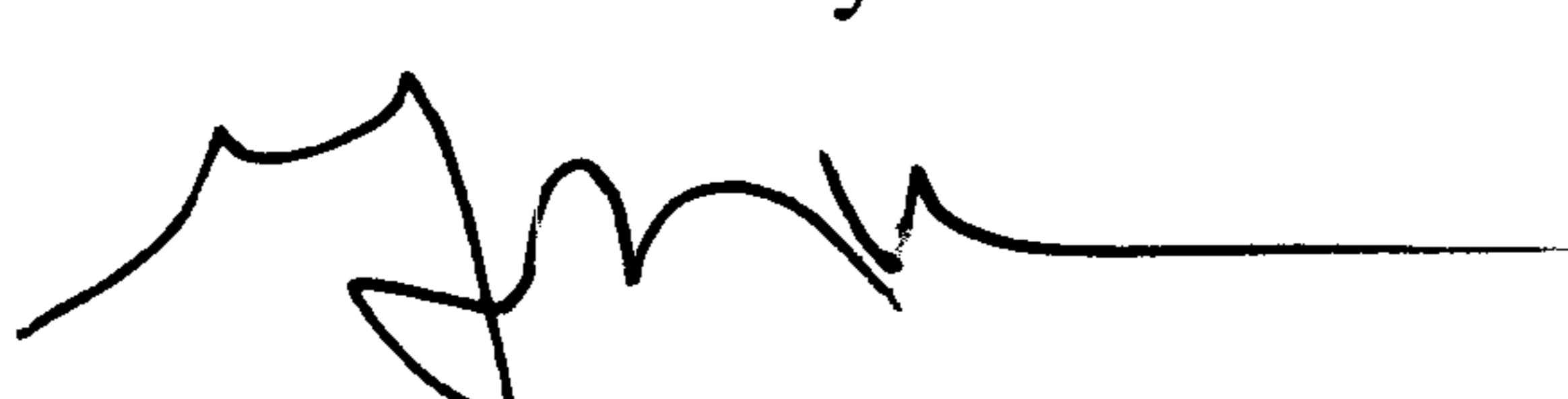
STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT



I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BEN HUDDLESTON whose name(s) as attorney in fact for BRENDA FERRILL COX HUDDLESTON, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of September, 2005


Notary Public
My commission expires: 9-29-08

