13284

20051003000514210 1/2 $27.00
Shelby Cnty Judge of Probate,AL
10/03/2005 03:20:15PM 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

SEND TAX NOTICE TO:

JASON C. STANLEY
2004 SHAGBARK ROAD
BIRMINGHAM, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FIFTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 ($259,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, AVERY L. YARBROUGH and WANDA G. YARBROUGH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JASON C. STANLEY and JENNIFER S. STANLEY, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 801, ACCORDING TO THE SURVEY OF FIFTEENTH ADDITION TO RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGE 168, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. RESTRICTIVE COVENANTS AFFECTING THE PROPERTY DESCRIBED.

3. ANY ROADWAY OR EASEMENT, SIMILAR OR DISSIMILAR, ON, UNDER, OVER OR ACROSS SAID PROPERTY, OR ANY PART THEREOF AND NOT OF RECORD IN SAID PUBLIC RECORDS.

$246,905.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

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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, AVERY L. YARBROUGH and WANDA G. YARBROUGH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of September, 2005.

AVERY L. YARBROUGH

WANDA G. YARBROUGH

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 10/03/2005
State of Alabama

Deed Tax:$13.00

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that AVERY L. YARBROUGH and WANDA G. YARBROUGH, 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 20th day of September, 2005.

Notary Public

My commission expires: 9.29.06

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE