13334

20051003000514560 1/2 $189.00
Shelby Cnty Judge of Probate,AL
10/03/2005 03:31:05PM 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:

CHERYL A. DARNELL
5175 COLONIAL PARK ROAD
BIRMINGHAM, AL 35242

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

Deed Tax:$175.00

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 SEVENTY THOUSAND DOLLARS and 00/100 ($270,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RANDALL E. JONES and PATRICIA JONES (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHERYL A. DARNELL and LARRY DARNELL, WIFE AND HUSBAND, (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 23, ACCORDING TO THE SURVEY OF MEADOW BROOK, SIXTH SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 44, 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. 10 FOOT EASEMENT ON REAR PROPERTY LINE AS SHOWN ON RECORDED MAP.

3. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 329, PAGE 313.

4. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN VOLUME 32, PAGE 48; DEED BOOK 343, PAGE 867 AND DEED BOOK 323, PAGE 634, TOGETHER WITH THE APPURTENANT RIGHTS TO USE SURFACE.

5. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. VOLUME 40, PAGE 801.

6. COVENANTS, CONDITIONS, AND RESTRICTIONS (PROVISIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN ARE OMITTED) AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN MISC. VOLUME 40, PAGE 807 AND MISC. VOLUME 47, PAGE 278 AND AMENDED IN VOLUME 47, PAGE 283 AND MISC. VOLUME 51, PAGE 644.

$95,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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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, RANDALL E. JONES and PATRICIA JONES, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of September, 2005.

RANDALL E. JONES

PATRICIA JONES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RANDALL E. JONES and PATRICIA JONES, 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 28th day of September, 2005.

Notary Public

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

My commission expires: 9.29.06