Send Tax Notice To:
KEVIN LOGGINS & TAMMY LOGGINS
116 Cotton Circle
Vincent Ala 35178

20051024000551730 1/1 $12.00
Shelby Cnty Judge of Probate, AL
10/24/2005 01:24:53PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **ONE HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED and NO/00 ($178,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

ROLAND H HENSON AND WIFE, PATRICIA P HENSON

grant, bargain, sell and convey unto,

KEVIN LOGGINS AND TAMMY LOGGINS

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 24, according to the survey of the Willows, Phase One, as recorded in Map Book 27, Page 62, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

$144,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

$36,000.00 of the above-recited consideration was paid from a first mortgage recorded 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of OCTOBER, 2005.

Roland H. Henson
ROLAND H HENSON

Patricia P. Henson
PATRICIA P HENSON

Patricia P. Henson
PATRICIA P HENSON

By Roland H. Henson
BY: ROLAND H HENSON; Attorney in Fact; under Power Of Attorney Recorded in Instrument #2004-64111 In Probate Office of Jefferson County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

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

ROLAND H. HENSON, INDIVIDUALLY AND ROLAND H. HENSON AS ATTORNEY IN FACT FOR PATRICIA P HENSON

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3RD day of October, 2005.

Mike T. Atchison
Notary Public

NOTARY PUBLIC

My Commission Expires: 10-16-08