20051206000629780 1/1 $12.00
Shelby Cnty Judge of Probate,AL
12/06/2005 08:23:03AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of NINETY FIVE THOUSAND AND NO/100 DOLLARS ($ 95,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **ARTHUR HOWARD HOMES, INC., an Alabama Corporation** (GRANTOR) does grant, bargain, sell and convey unto **REGINALD D. WHITAKER AND COTILLION M. WHITAKER *(GRANTEES)*** as joint tenants with right of survivorship in and to the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 1, ACCORDING TO THE SURVEY OF FINAL PLAT MOUNTAIN CREST ESTATES AS RECORDED IN MAP BOOK 32, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2006.
MINERALS AND MINING RIGTHS NOT OWNED BY GRANTOR.
RESTRICTIONS AND COVENANTS IN INST#2004/642.
EASEMENTS AND BUILDING LINE AS SHOWN ON RECORD MAP.
RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN VOLUME 84, PAGE 224, AND INST# 2004-26.

ALL OF THE ABOVE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 22 day of NOVEMBER, 2005.

ARTHUR HOWARD HOMES, INC.,
an Alabama Corporation

ARTHUR W. HOWARD
ITS PRESIDENT

STATE OF ALABAMA
JEFFERSON COUNTY
I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that ARTHUR W. HOWARD, whose name as President of **ARTHUR HOWARD HOMES, INC., an Alabama Corporation**, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of **ARTHUR HOWARD HOMES, INC., an Alabama Corporation.**

Given under my hand and seal this 22 day of NOVEMBER, 2005.

Notary Public
Commission Expires:11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
REGINALD D. WHITAKER
COTILLION M. WHITAKER
321 Cedar Hill DR.
B'ham AL 35242
#108270002001