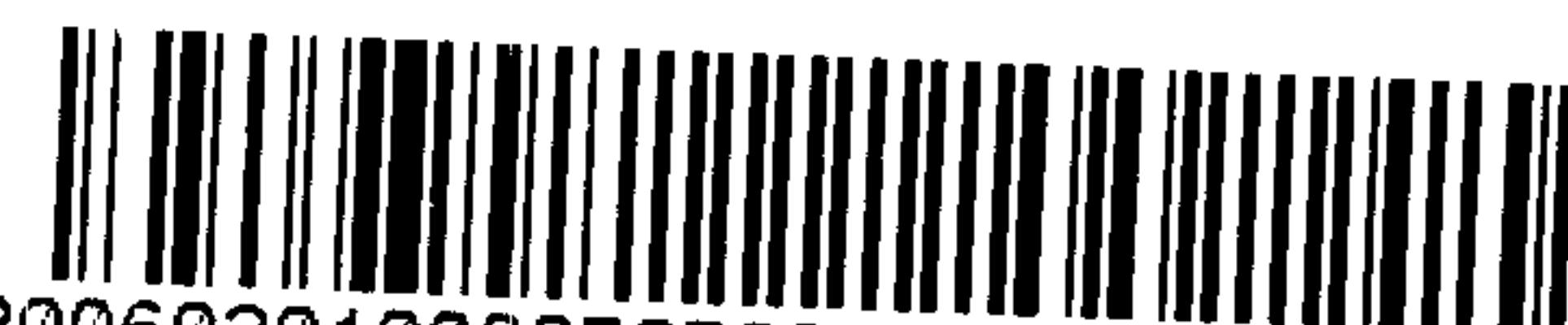


41722-Shelby



20060201000052520 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
02/01/2006 12:55:35PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
James Arthur Harrell  
Allison E. Harrell  
4128 Heritage Oaks Circle  
Birmingham, AL 35242

SOT Warranty Deed BK 2001, Pg. 22210

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

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

Value: \$87,400.00

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, James Arthur Harrell and Allison E. Harrell, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto James Arthur Harrell and Allison E. Harrell, husband and wife (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 76, according to the Survey of Heritage Oaks, as recorded in Map Book 11, page 23 A & B, in the Probate Office of Shelby County, Alabama.

The purpose of this deed is to add the spouse to the title and to create survivorship.

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

Subject to current year ad valorem taxes, which are not yet due and payable.

**Subject to a mortgage in the amount of \$201,600.00 recorded simultaneously.**

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this January 9, 2006.

WITNESS:

\_\_\_\_\_  
(SEAL)

James Arthur Harrell  
(SEAL)

\_\_\_\_\_  
(SEAL)

Allison E. Harrell  
(SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Arthur Harrell and Allison E. Harrell, husband and wife, whose name(s) 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 on January 9, 2006.

NOTARY PUBLIC

My commission expires: 9/23 - 06