

## (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

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

FRANCIS L. RYAN
1312 SHAWNEE CIRCLE
ALABASTER, AL 35007

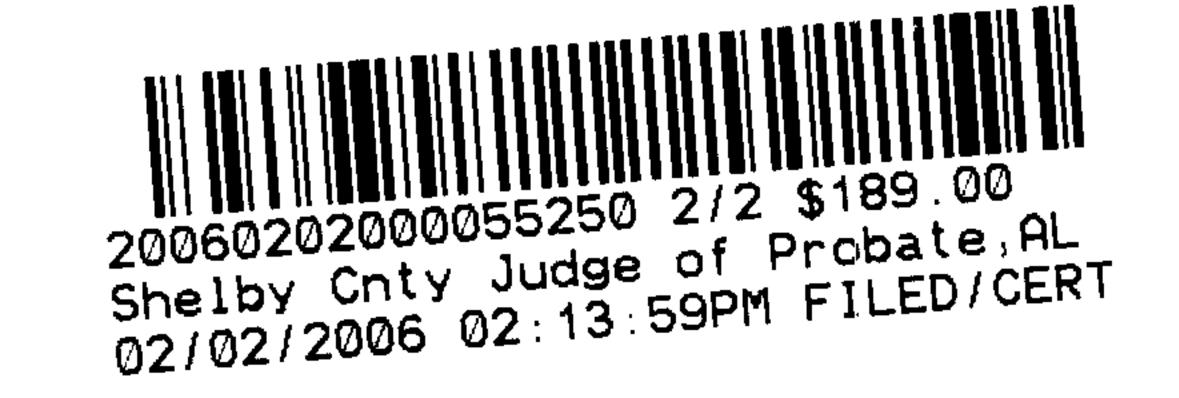
## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS and 00/100 (\$175,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PAUL F. MARSHALL and LINDA L. MARSHALL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto FRANCIS L. RYAN and SYLVIA C. RYAN, 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 10, ACCORDING TO THE SURVEY OF NAVAJO HILLS, 8<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM SHAWNEE CIRCLE AS SHOWN BY PLAT.
- PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 7.5 FOOT EASEMENT ON THE EAST SIDE AND A 10 FOOT EASEMENT ON THE SOUTH SIDE.
- 4. RESTRICTIONS, COVENANTS AND CONDITIONS APPEARING OF RECORD IN REAL 36, PAGE 485.
- 5. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 250, PAGE 725.
- 6. EASEMENT/RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE AND TELEGRAPH COMPANY AS RECORDED IN REAL 38, PAGE 747.
- 7. EASEMENT/RIGHT OF WAY GRANTED TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 91, PAGE 231.



TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN DEED BOOK 121, PAGE 294.

\$.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.

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, PAUL F. MARSHALL and LINDA L. MARSHALL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of January, 2006.

STATE OF ALABAMA) COUNTY OF SHELBY)

Shelby County, AL 02/02/2006 State of Alabama

Deed Tax:\$175.00

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PAUL F. MARSHALL and LINDA L. MARSHALL, 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 25th day of January, 2006.

Notary Public

My commission expires: 4.29.01