


SEND TAX NOTICE TO:
Chris Cain
568 Southern Hills Drive
Calera, AL 35040

This instrument was prepared by
Shannon E. Price, P.C.
P. O. Box 19144
Birmingham, AL 35219


20060213000072130 1/2 \$14.00
Shelby Cnty Judge of Probate, AL
02/13/2006 02:48:43PM FILED/CERT

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 THIRTY-SEVEN THOUSAND AND NO/100'S DOLLARS (\$137,000.00)**--

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Melanie M. Dunn Ezekiel, and Husband, Scott Ezekiel

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Chris Cain and Wife, Melissa Cain

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 48, ACCORDING TO THE MAP OF SOUTHERN HILLS, AS RECORDED
IN MAP BOOK 7, PAGE 72, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.
SITUATED IN SHELBY COUNTY, ALABAMA**

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SUBJECT TO:

- [1] Property taxes for the year 2006, a lien not yet due and payable.
- (2) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 7, Page 72.
- [3] Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 25, Page 684 in the Probate Office of Shelby County, Alabama.
- [4] Right of Way to Alabama Power Company and South Central Bell Telephone Company as recorded in Deed Book 315, Page 215.
- [5] Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 114, Page 432.
- [6] Agreements as recorded in Deed Book 317, Page 62.

\$ 109,600.00 and \$27,400.00 of the consideration stated hereinabove was paid from the proceeds of two mortgages filed simultaneously.

Melanie M. Dunn was awarded the sole ownership of the subject property in that Agreement and Final Judgment of Divorce as set out in Case No. DR04 1199 filed in the Circuit Court of Jefferson County, Alabama.

Melanie M. Dunn is one and the same person as Melanie M. Dunn Ezekiel.

ME
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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**, 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **January 26, 2006**.

_____(Seal) Melanie Ezekiel _____(Seal)
Melanie M. Dunn Ezekiel
_____(Seal) Scott Ezekiel _____(Seal)
Scott Ezekiel

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement


20060213000072130 2/2 \$14.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Melanie M. Dunn Ezekiel** and husband, **Scott Ezekiel**, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 26th day of January, 2006.

Richard B. McClelland
Notary Public. **Richard B. McClelland** _____(Seal)
My Commission Expires: 10-21-06

