14190

20060418000180710 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/18/2006 03:01:58PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DERRION L. GEE
547 BENTMOOR DRIVE
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTY NINE THOUSAND FOUR HUNDRED DOLLARS 00/100 ($189,400.00) DOLLARS to the undersigned grantor, **AMERICAN HOMES AND LAND CORPORATION, CORPORATION**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **DERRION L. GEE and BRANDI LEA GEE, 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 1405 ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE THREE, AS RECORDED IN MAP BOOK 33 AT PAGE 129, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. SUBJECT TO MATTERS AS SHOWN ON RECORDED MAP BOOK 33 AT PAGE 129.
3. EASEMENTS AND RIGHT OF WAYS OF RECORD, AFFECTING INSURED PREMISES.

$151,520.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$37,880.00 of the consideration herein was derived from a second 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.

IN WITNESS WHEREOF, the said **GEORGE M. VAUGHN** as **CLOSING AGENT** of **AMERICAN HOMES AND LAND CORPORATION** , has hereunto subscribed his/her/their name on this the 10th day April of 2006.

20060418000180710 2/2 $15.00
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AMERICAN HOMES AND LAND CORPORATION

GEORGE M. VAUGHN
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE M. VAUGHN** , whose name as **CLOSING AGENT** of **AMERICAN HOMES AND LAND CORPORATION**, CORPORATION, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said CORPORATION.

Given under my hand this the 10th day April of 2006.

Notary Public

My commission expires: 12/20/08

ELLEN MAYS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE