

Send Tax Notice To:

MARK A BUCKNER AND BETH A BUCKNER

142 Katy Circle  
Birmingham, AL 35242

Shelby County, AL 05/08/2006  
State of Alabama

Deed Tax: \$35.00



20060508000214940 1/1 \$46.00  
Shelby Cnty Judge of Probate, AL  
05/08/2006 10:29:22AM FILED/CERT

This instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

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

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS**

SHELBY COUNTY )

That in consideration of **THREE HUNDRED FORTY FOUR THOUSAND and NO/00 Dollars (\$344,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**RICHARD L ALLEN, A Single MAN**

grant, bargain, sell and convey unto,

**MARK A BUCKNER AND BETH A BUCKNER**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 10, according to a plat of WILLOW ISLAND SUBDIVISION, as recorded in Map Book 4, Page 73, in the Probate Office of Shelby County, Alabama.  
Situating in Shelby County.

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

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$275,200.00** of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

**\$34,000.00** of the above-recited consideration was paid from a second mortgage recorded 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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 3<sup>rd</sup> day of May, 2006.

RICHARD L ALLEN

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that RICHARD L ALLEN whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>RD</sup> day of May, 2006.

Notary Public

My Commission Expires: 10-16-08

