

This instrument was prepared by

Send Tax Notice To:

Dwayne Clegg

(Name) Patricia K. Martin, PC
2000 Columbiana Rd.
(Address) Birmingham, Al. 35216

name 1176 Forest Lakes Way
Sterrett, Al. 35147
address



20060523000243200 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
05/23/2006 01:00:32PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred sixty-two thousand nine hundred and no/100 (\$162,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jessica Parish Northcutt and her husband James Northcutt

(herein referred to as grantors) do grant, bargain, sell and convey unto

Dwayne Clegg and Valentina Clegg

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 330, according to the Final Plat of Forest Lakes Sector 4, as recorded in Map Book 33, page 25 A,B & C, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$130,320.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$32,580.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, which is second and subordinate to the first mortgage recited above.

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, we have hereunto set our hand(s) and seal(s), this 28

day of April, 2006, 20

WITNESS:

(Seal)
(Seal)
(Seal)

Jessica Parish Northcutt (Seal)
JESSICA PARISH NORTH CUTT
James Northcutt (Seal)
JAMES NORTH CUTT
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Parish Northcutt & her husband James Northcutt whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they have executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 28 day of April, 2006 A. D., 20

My commission expires: 6/30/08

Notary Public