

1440LP



2006060600265420 1/2 \$58.50  
Shelby Cnty Judge of Probate, AL  
06/06/2006 09:06:47AM FILED/CERT

Shelby County, AL 06/06/2006  
State of Alabama

Deed Tax: \$44.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

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

MILTON REYNOLDS  
3500 STONECREEK PLACE  
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 TWO HUNDRED TWENTY THOUSAND FIFTY EIGHT DOLLARS 00/100 (\$220,058.00) 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 **MILTON REYNOLDS and CHERYL REYNOLDS, 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 1726, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE 6, RECORDED IN MAP BOOK 34 AT PAGE 67 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 34 AT PAGE 67.
3. EASEMENTS AND RIGHT OF WAY OF RECORD, AFFECTING INSURED PREMISES.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #20041223000700700.

\$176,000.00 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.

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 26th day May of 2006.

**AMERICAN HOMES AND LAND CORPORATION**

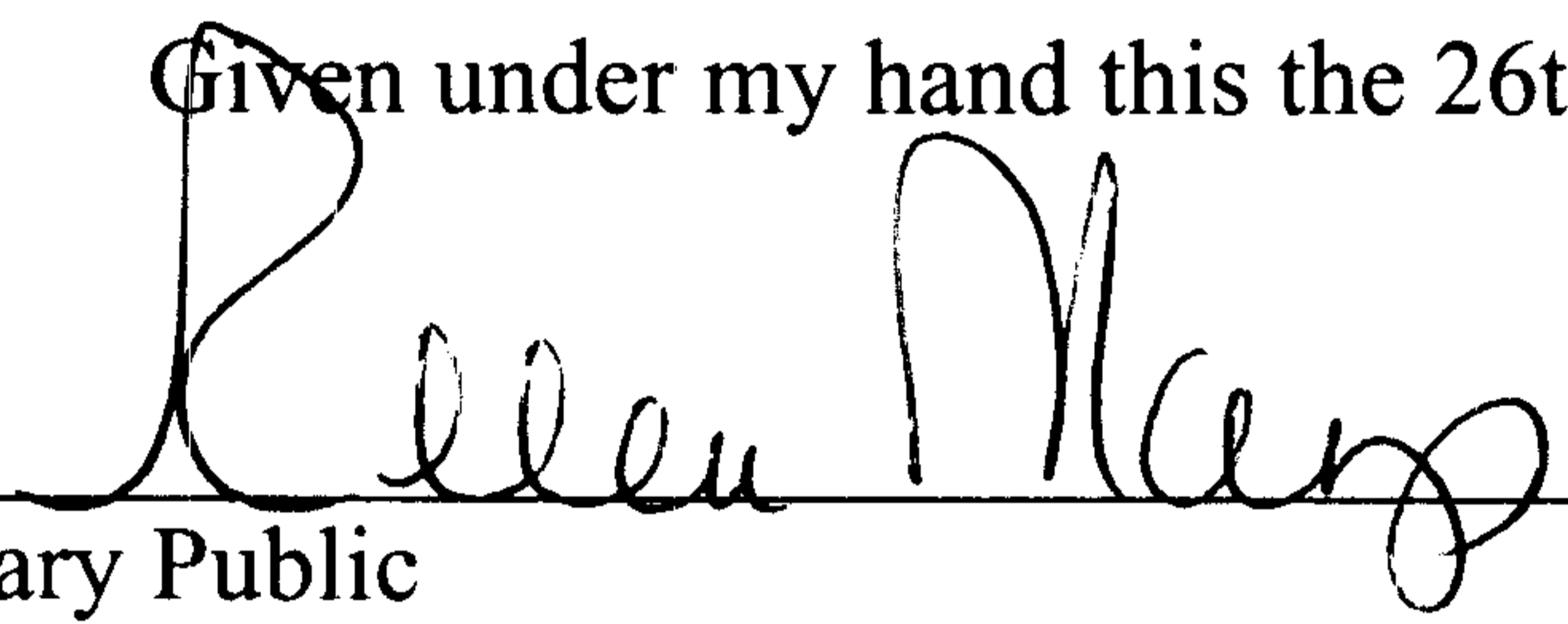
  
**GEORGE M. VAUGHN**  
**CLOSING AGENT**

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 26th day May of 2006.

  
Notary Public

My commission expires: 12/20/08

