

20060609000273280 1/4 \$224.00
Shelby Cnty Judge of Probate, AL
06/09/2006 09:04:40AM FILED/CERT

SEND TAX NOTICE TO:

John M. Collier
Julie M. Collier
7023 Montrose Road
Birmingham, AL 35242

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Million Twenty Thousand and 00/100 Dollars (\$1,020,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **James E. McClellan, a married man and Judy C. Tate, a single woman** convey unto **John M. Collier and Julie M. Collier** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to:

1. 2006 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

\$816,000.00 of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

Judy C. Tate, grantor herein, is one and the same person as Judy T. McClellan, one of the grantees in deed recorded in 2002

Shelby County, AL 06/09/2006
State of Alabama

Deed Tax: \$204.00


The property conveyed is not the homestead of James E. McClellen or his spouse.

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hands and seals this the 12th day of September, 2003.

James E. McClellen
James E. McClellen
Judy C. Tate
Judy C. Tate

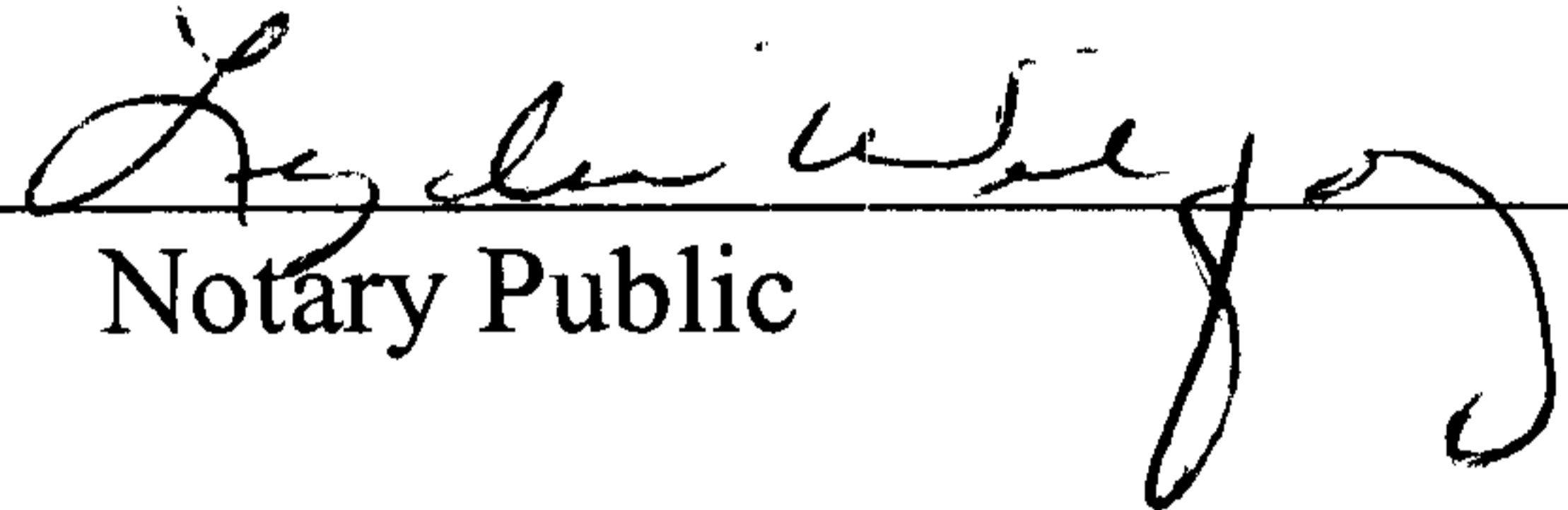

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James E. McClellan and Judy C. Tate, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of May, 2006.

My Commission Expires: 9/10/06



Notary Public



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EXHIBIT "A"

Lot 8, according to the Survey of Greystone 7th Sector, Phase V, as recorded in Map Book 23, page 61, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated 11/6/1990, and recorded in Real 317, page 260, in the Office of the Judge of Probate of Shelby County, Alabama together with all amendments thereto.



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