20060619000291540 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 06/19/2006 12:36:18PM FILED/CERT

SEND TAX NOTICE TO: James A. Hamilton and Marianne G. Hamilton 286 Grande View Parkway Maylene, Alabama 35114

## This instrument was prepared by:

Gregory Wayne Lee Lee & McClelland, LLC. P.O. Box 430222 Birmingham, Alabama 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand dollars & no cents (\$300,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, James A. Hamilton, an unmarried man Marianne G. Hamilton, an unmarried woman(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto Harry Edwards and wife, Miriam Edwards(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1025, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 10TH ADDITION, AS RECORDED IN MAP BOOK 27, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 300,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

## Subject to:

- 1. 30' building line to the front as shown on recorded Map Book 27, Page 95.
- 2. 20' easement along North lot line as shown on recorded Map Book 27, Page 95.
- 3. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2001-1049, Instrument No. 2003-72216 and Instrument No. 2004-9286 in the Probate Office of Shelby County, Alabama.
  - 4. Release of damages as recorded in Instrument No. 2001-40716.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this May 22, 2006

(Seal)

(Seal)

Marianne G. Hamilton

STATE OF ALABAMA JEFFERSON COUNTY

## General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Hamilton and wife, Marianne G. Hamilton, whose name(s) was (weste) signed to the signed to the source, and who is (are) known to me (or satisfactorily proven), acknowledged before me on/this day, that, being informed of the contents of the conveyance they executed the same voluntarity on the chart the same bears date

Given under my Hand Ital official seal this 22 nd day of May, 2006.

Notary Public.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ABAMA Closers' Choice

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: OCT 21, 2006 BONDED THRU NOTARY PUBLIC UNDERWRITERS