This instrument was prepared by Gregory Wayne Lee, Esquire Lee & McClelland, LLC P. O. Box 430222
Birmingham, AL 35243

SEND TAX NOTICE TO:

Jon Harvill and Elizabeth Harvill 321 Cedarhill Drive Birmingham, L 35242

20060619000291620 1/2 \$48.00 Shelby Cnty Judge of Probate, AL 06/19/2006 12:58:46PM FILED/CERT

Shelby County, AL 06/19/2006 State of Alabama

Deed Tax: \$34.00

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 THIRTY-SIX THOUSAND THREE HUNDRED SEVENTY-FIVE AND NO/100'S DOLLARS (\$336,375.00) ------

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Reginald D. Whitaker and wife, Cotillion M. Whitaker

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

Jon Harvill and wife, Elizabeth Harvill

(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 25, ACCORDING TO THE SURVEY OF THE CEDARS, 2ND SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 135 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

- (1) The lien of Ad Valorem taxes for the year 2006 are a lien but neither due nor payable until 1 October, 2006.
- (2) Municipal improvements assessments and fire district dues against subject property, if any.
- Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- (4) 30' building line front as shown on recorded Map Book 25, Page 135.
- 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 1999-29516 in the Probate Office of Shelby County, Alabama.

\$ 269,100.00 and \$33,637.00 recorded simultaneously herewith.

of the purchase price is being paid by the proceeds of first and second mortgage loans executed and

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.

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

Am James and the second of the

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, GRAN	TOR(S) have hereunto se	et my (our) hand(s) and seal(s), this Ma	y 19, 2006.
	(Seal)	Reginal Whitaker	Well (Seal)
	(Seal)	Cotillion M. Whitaker	(Seal)
STATE OF ALABAMA			
	Genera	l Acknowledgement	
JEFFERSON COUNTY			
conveyance they executed the same Given under my hand and	official seal this 19th day Notary	ay of May, 2006.  Red B McClelland	(Seal)
		STA STA	HARD B. MCCLE.