

20060622000299180 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/22/2006 09:37:26AM FILED/CERT

This instrument was prepared by  
Michael J. Cartee  
Cartee and Lloyd, Attorneys at Law  
2210 8th Street, Suite B, Tuscaloosa, Alabama 35401  
Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS,  
Shelby COUNTY ) *In consideration of \$226,800.00*

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Michael Jason Symms, a married man; Lee Anne Symms, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Lee Anne Symms and Warren Callahan

(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 6, according to the Survey of Falliston Ridge, Second Sector, as recorded in Map Book 31, Page 87, in the Probate Office of Shelby County, Alabama.

The real property described herein does not constitute the homestead of Michael Jason Symms or of his spouse.

This conveyance is hereby made subject to restrictive covenants, rights of way easements and reservations of record that apply to the hereinabove described real property.

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 12th day of June, 2006.

WITNESS:

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

*Michael Jason Symms*  
\_\_\_\_\_  
Michael Jason Symms  
*Lee Anne Symms*  
\_\_\_\_\_  
Lee Anne Symms

C-1096



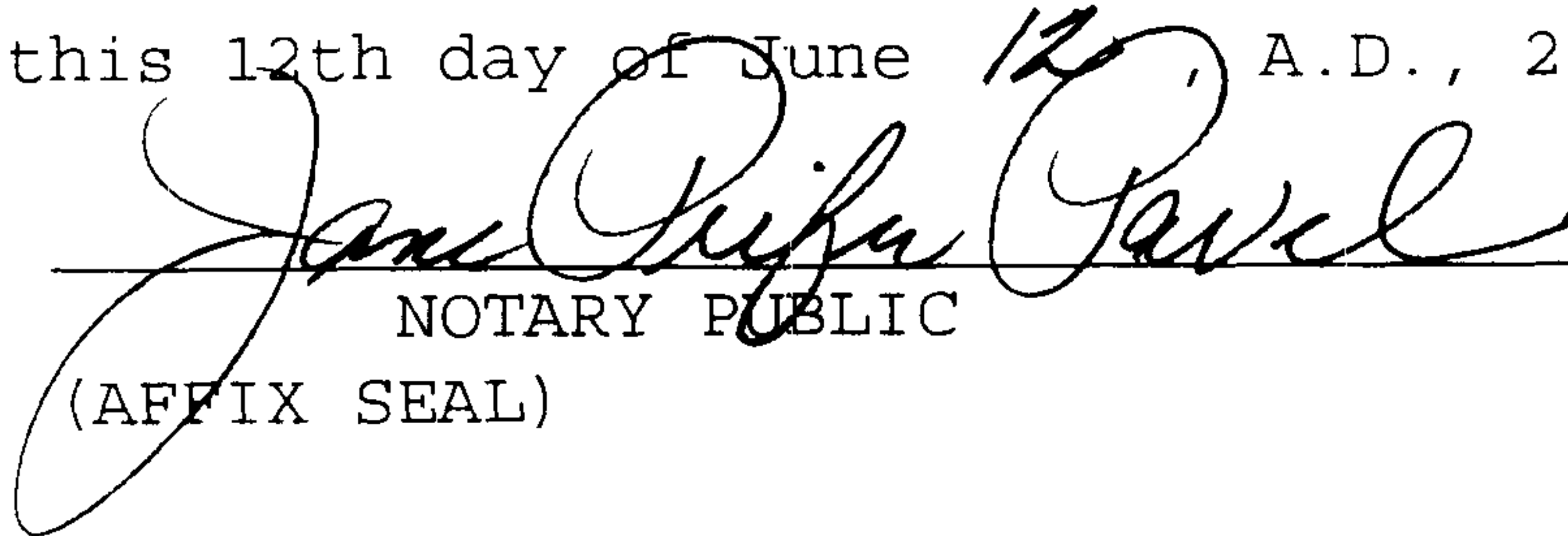
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STATE OF ALABAMA            )  
  )  
Jefferson            COUNTY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Jason Symms, a married man; Lee Anne Symms, an unmarried woman

whose name 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 12th day of June 12, A.D., 2006.

  
NOTARY PUBLIC  
(AFFIX SEAL)

My commission expires:

12/19/09