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20060627000306390 1/2 \$263.00
Shelby Cnty Judge of Probate, AL
06/27/2006 08:13:05AM FILED/CERT

Shelby County, AL 06/27/2006
State of Alabama

Deed Tax: \$249.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

JAMES L DEVANE
5292 BIRDSONG ROAD
BIRMINGHAM, AL 35242

**STATE OF ALABAMA
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TWO HUNDRED FORTY EIGHT THOUSAND NINE HUNDRED DOLLARS 00/100 (\$248,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **DON L. HALL and SUSAN W. HALL, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JAMES L DEVANE and LINDA K. DEVANE, 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 44, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, 2ND SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 1, 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. 19 FOOT BUILDING LINE ALONG BIRDSONG ROAD, AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ON EAST SIDE OF PROPERTY AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS AS RECORDED IN MISC. BOOK 57, PAGE 608 AND MISC. BOOK 57, PAGE 704.
5. EASEMENT TO ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES AS RECORDED IN MISC. BOOK 57, PAGE 704.
6. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 57, PAGE 705.
7. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN REAL RECORD 1, PAGE 366.
8. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 134, PAGE 514 AND IN DEED BOOK 139, PAGE 140.
9. OIL, GAS, AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.

\$.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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **DON L. HALL and SUSAN W. HALL, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of June, 2006.



DON L. HALL



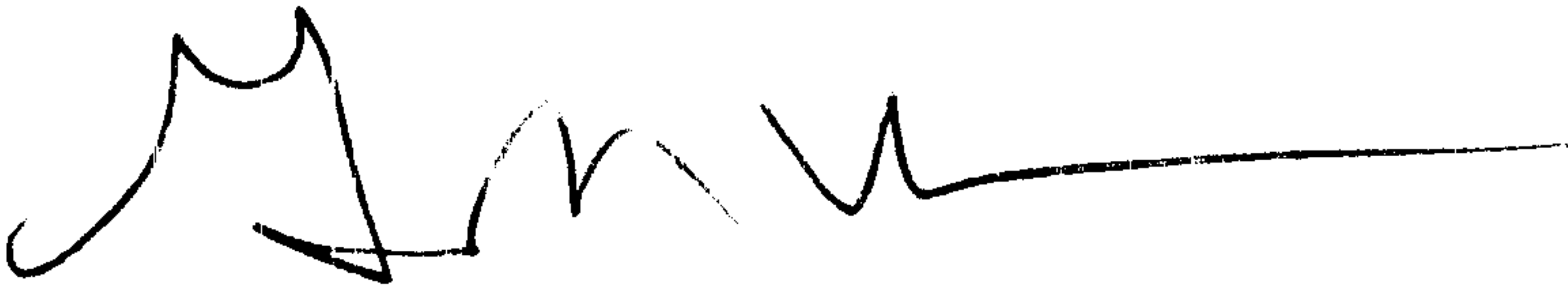
SUSAN W. HALL

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DON L. HALL and SUSAN W. HALL, HUSBAND AND WIFE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of June, 2006.



Notary Public

My commission expires: 9.29.06

