

14625



20060718000344890 1/2 \$283.50
Shelby Cnty Judge of Probate, AL
07/18/2006 08:42:32AM FILED/CERT

Shelby County, AL 07/18/2006
State of Alabama

Deed Tax: \$269.50

(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	WILLIAM E. REYNOLDS 1056 CHERRY BARK COURT BIRMINGHAM, AL 35244

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 SIXTY NINE THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$269,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **PATRICIA H. RENTA, UNMARRIED** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **WILLIAM E. REYNOLDS and ROYANNE G. REYNOLDS**, (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 33, according to the survey of Riverchase Country Club, First Addition, Phase II, as recorded in Map Book 8, Page 166, in the Probate Office of Shelby County, Alabama.

*****PATRICIA H. RENTA IS THE SURVIVING GRANTEE OF DEED SET FORTH IN INSTRUMENT 1998112400046881, THE OTHER GRANTEE CHARLES M. RENTA HAVING DIED ON OR ABOUT THE 4TH OF DECEMBER, 2005.*****

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. BUILDING LINES AS SHOWN BY RECORDED MAP.
3. EASEMENTS AS SHOWN BY RECORDED MAP.
4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 127, PAGE 140.
5. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 14, PAGE 536; MISC. VOLUME 17, PAGE 550; MISC. VOLUME 34, PAGE 549 AND VOLUME 355, PAGE 421.
6. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO OIL, GAS, SAND, LIMESTONE, AND GRAVEL IN, ON, AND UNDER SUBJECT PROPERTY.
7. RIGHTS OF PARTIES IN POSSESSION, ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENCY IN QUALITY OF GROUND, OR ANY MATTERS, NOT OF RECORD, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.

\$.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, **PATRICIA H. RENTA**, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of July, 2006.

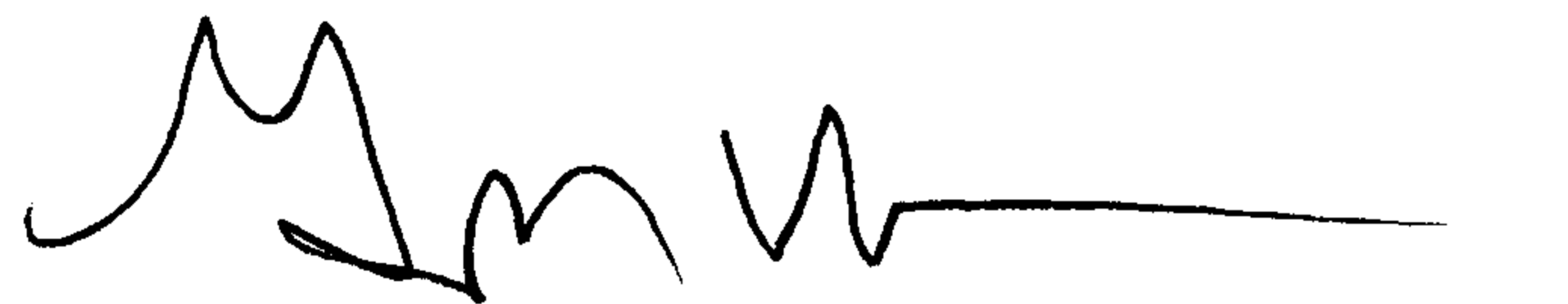

PATRICIA H. RENTA

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **PATRICIA H. RENTA**, 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 10th day of July, 2006.



Notary Public

My commission expires: 9.29.06

