**This instrument prepared by:**
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
P.O. Box 190224
Birmingham, AL 35219

**SEND TAX NOTICE TO:**
Dane McDermott
Patricia McDermott
105 Silverstone Lane
Alabaster, Alabama 35007

# WARRANTY DEED

20060721000352900 1/1 $22.00
Shelby Cnty Judge of Probate, AL
07/21/2006 10:05:35AM FILED/CERT

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of **Two Hundred Eleven Thousand dollars and Zero cents ( $211,000.00 )** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **James Corey House and wife, Angela M. House** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Dane McDermott and Patricia McDermott as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 20, according to the Survey of Stagecoach Trace, Sector 1, as recorded in Map Book 25, Page 24 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

200,450.00 PFS
$ ~~186,000.00~~ of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on this **29th day of June, 2006.**

**James Corey House**

**Angela M. House**

**STATE OF ALABAMA )**
**JEFFERSON COUNTY )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Corey House and Angela M. House**, whose names 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 on this **29th day of June, 2006.**

Notary Public
Commission Expires: 1-27-09

ELLEN N. LAMB NOTARY PUBLIC ALABAMA STATE AT LARGE

FILE NO: **261356**