

SEND TAX NOTICE TO:

Mr. & Mrs. Richard W. Hardee
3129 Harwick Drive
Birmingham, AL 35242

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THREE HUNDRED THOUSAND AND NO/100.....(\$300,000.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **GREGORY SCOTT MCCORMICK and LINDA J. MCCORMICK, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **SHEILA L. HARDEE and RICHARD W. HARDEE (herein referred to as GRANTEEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY County, Alabama**; to-wit:

**Lot 18, according to the Map and Survey of Altadena Woods,
Third Sector, as recorded in Map Book 11, Page 7, in the Probate
Office of Shelby County, ALABAMA.**

Subject to:

1. Property taxes for 2006 and subsequent years, not yet due and payable.
2. 35-foot building line as shown on recorded map.
3. 10-foot easement on rear side of lot as shown on recorded map.
4. 20-foot easement on rear side of lot as shown on recorded map.
5. 30-foot easement on West side of lot as shown on recorded map.
6. Restrictions and covenants appearing of record in Real Volume 131, Page 522 and Real Volume 140, Page 731.
7. Agreement with Alabama Power Company as recorded in Real Volume 140, Page 725.
8. Right-of-way granted to Alabama Power Company recorded in Volume 139, Page 571; Inst. No. 9808/7735, Inst. No. 9808/7737 and Inst. No. 9808/7738.
9. Title to all minerals within and underlying the premises, together with all mining rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.

\$150,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Shelby County, AL 08/02/2006
State of Alabama

Deed Tax: \$150.00



20060802000370980 2/2 \$164.00
Shelby Cnty Judge of Probate, AL
08/02/2006 09:05:42AM FILED/CERT

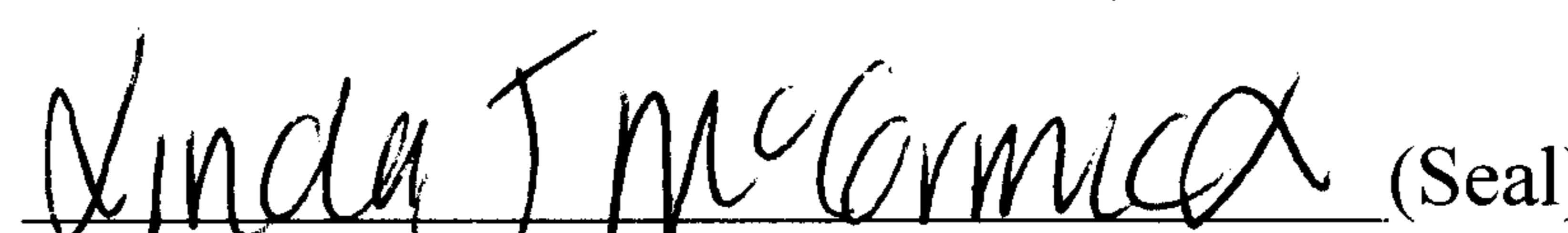
TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of July, 2006.



GREGORY SCOTT MCCORMICK



LINDA J. MCCORMICK

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GREGORY SCOTT MCCORMICK and LINDA J. MCCORMICK, Husband and Wife**, 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 this 28th day of July, 2006.



Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT _____
BOND EXPIRATION DATE: NOV 30, 2006
BONDED THRU NOTARY PUBLIC UNDER NO. 1234567890

My Commission Expires: _____

