20060808000382440 1/2 \$86.00 Shelby Cnty Judge of Probate, AL 08/08/2006 10:22:00AM FILED/CERT

Send tax notice to: Scott K. Lavendol Carrie F. Lavendol 2451 Valley Brook Drive Birmingham, AL 35244

File No.:

06-1360

STATE OF ALABAMA JEFFERSON COUNTY This instrument prepared by: Kreps Law Firm, LLC Joseph C. Kreps Attorney at Law 1932 Laurel Road, Suite 1-E Birmingham, AL 35216

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twelve Thousand Seven Hundred and No/100 Dollars (\$312,000.00), in hand paid to the undersigned, Suzie Allen f/k/a Ramona S. Bishop, a married woman, (hereinafter referred to as the "Grantor") by Scott K. Lavendol and Carrie F. Lavendol, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

## LOT 27, ACCORDING TO THE SURVEY OF VALLEY BROOK, PHASE 1 AS RECORDED IN MAP BOOK 10, PAGE 56 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Said property is not the homestead of grantor's spouse.

## SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.

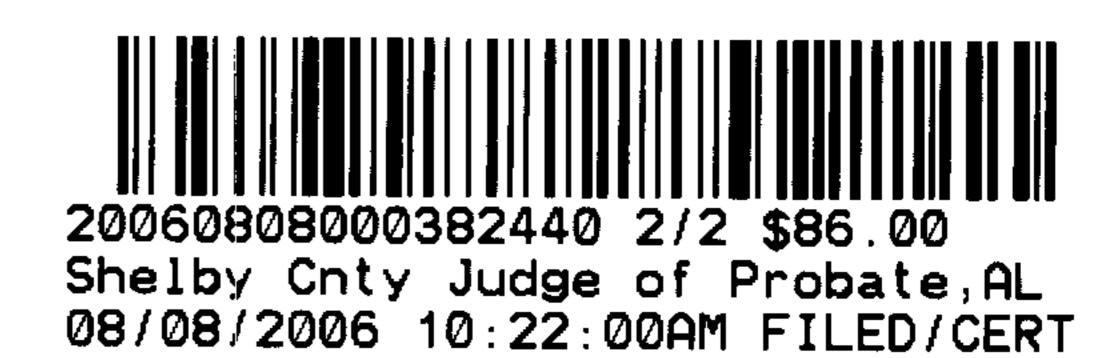
All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.

Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

(\$240,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28TH day of

July, 2006

Suzie Allen F/k/a Ramona S. Bishop

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that Suzie Allen f/k/a Ramona S. Bishop, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28TH day of July, 2006.

Notary Public

My Commission expires: 3-6-07

[NOTARIAL SEAL]

Shelby County, AL 08/08/2006

State of Alabama

Deed Tax:\$72.00