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20060809000384320 1/2 \$69.50
Shelby Cnty Judge of Probate,AL
08/09/2006 08:21:42AM FILED/CERT

Shelby County, AL 08/09/2006
State of Alabama

Deed Tax: \$55.50

(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

JASON S. DENNIS
129 STERLING GATE DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

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

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS 00/100 (\$185,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **BARRY S. MORRIS and JANNETTE J. MORRIS, HUSBAND AND WIFE, BY THEIR ATTORNEY IN FACT, JEFF JONES** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JASON S. DENNIS and THERESA M. DENNIS**, (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 20, according to the Survey of Sterling Gate, Sector 1, as recorded in Map Book 19, Page 90, in the Probate Office of Shelby County, Alabama.

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. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. 10 FOOT EASEMENT ALONG THE WEST LOT LINE AS PER PLAT.
4. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 19, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1995-3878 AND AMENDED IN INSTRUMENT NO. 1995-9508, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO ALABASTER WATER AND GAS BOARD AS RECORDED IN REAL BOOK 124, PAGE 255, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 280, PAGE 340, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$129,500.00 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, **BARRY S. MORRIS and JANNETTE J. MORRIS**, have hereunto set his, her or their signature(s) and seal(s), this the 4th day of August, 2006.

B.S. Morris by his Attorney in fact
BARRY S. MORRIS BY HIS ATTORNEY IN FACT, JEFF JONES
J. Jones
J. Morris by her Attorney
JANNETTE J. MORRIS, BY HER ATTORNEY IN FACT JEFF JONES
in fact J. Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JEFF JONES whose name(s) as attorney in fact for BARRY S. MORRIS AND JANNETTE J. MORRIS, 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, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 4TH day of AUGUST, 2006.

[Signature]
Notary Public
My commission expires: 9 27 09

