

Shelby County, AL 08/30/2006 State of Alabama

Deed Tax: \$147.00

(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

MICHAEL F. ALLISON 4923 MEADOWBROOK WAY BIRMINGHAM, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED FORTY SEVEN THOUSAND DOLLARS 00/100 (\$347,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, WILLIAM BENJAMIN WILLIAMS and SUSAN B. WILLIAMS, HUSBAND AND WIFE, and BARBARA E. JONES, AN UNMARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL F. ALLISON and CAROL P. ALLISON, (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:

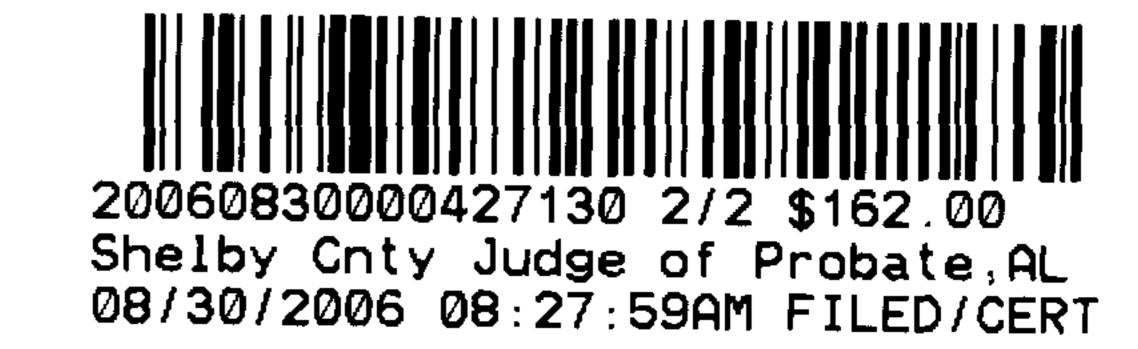
Lot 95, according to the Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. VARIABLE BUILDING LINE ALONG WESTERLY AND SOUTHERLY SIDES OF LOT, AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
- 3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHERWITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 315, PAGES 669 AND 830, IN DEED BOOK 66, PAGE 34 AND VOLUME 322, PAGE 97.
- 4. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 313, PAGES 862, 864 AND 872.
- 5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN MISC. BOOK 21, PAGE 742 AND MISC. BOOK 25, PAGE 825.
- 6. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 48, PAGE 880 AND IN VOLUME 146, PAGE 391.

\$200,000.00 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, WILLIAM BENJAMIN WILLIAMS, SUSAN B. WILLIAMS and BARBARA E. JONES, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of August, 2006.

WILLIAM BENJAMIN WILLIAMS

SUSAN B. WILLIAMS

BARBARA E. JÓNES

NOTARY

STATE OF ALABAMA COUNTY OF SHELBY

<u>ACKNOWLEDGEMENT</u>

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM BENJAMIN WILLIAMS, SUSAN B. WILLIAMS and BARBARA E. JONES 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 18th day of August, 2006.

Notary Public

My commission expires: 1. より・いら