



Shelby County, AL 09/07/2006 State of Alabama

Deed Tax:\$144.00

(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 W. EVANS 912 RIVERCHASE PKWY WEST HOOVER, AL 35244

STATE OF ALABAMA COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SEVENTY NINE THOUSAND DOLLARS 00/100 (\$279,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, LEIGHTON C. MCLENDON III and ALLISON H. MCLENDON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL W. EVANS and MELINDA EVANS, (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 21, according to the Amended Survey Second Addition to Riverchase Country Club, Residential Subdivision, as recorded in Map Book 7, Page 121, 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. RESTRICTIONS AS SHOWN BY RECORDED MAP.
- 3. RESTRICTIONS REGARDING ALABAMA POWER COMPANY, RECORDED IN MISC. VOLUME 22, PAGE 768, MISC. VOLUME 34, PAGE 472, MISC. VOLUME 34, PAGE 474 AND MISC. VOLUME 34, PAGE 476 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 4. RESTRICTIONS APPEARING OF RECORD IN VOLUME 306, PAGE 62, VOLUME 307, PAGE 67, MISC. VOLUME 14, PAGE 536, MISC. VOLUME 17, PAGE 550 AND MISC. VOLUME 34, PAGE 549, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
- 5. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 23, PAGE 626, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 6. RIGHT OF WAY GRANTED TO RIVERCHASE SEWER, RECORDED IN VOLUME 16, PAGE 989, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 7. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 127, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$135,000.00 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, LEIGHTON C. MCLENDON III and ALLISON H. MCLENDON, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of August, 2006.

LEIGHTON C. MCLENDON IIIV

ALISON H. MCLENDON

STATE OF ALABAMA COUNTY OF SHELBY 20060907000440730 2/2 \$158.00 Shelby Cnty Judge of Probate, AL 09/07/2006 08:35:57AM FILED/CERT

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **LEIGHTON C. MCLENDON III and ALLISON H. MCLENDON**, 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 31st day of August, 2006.

Notary Public

My commission expires:

1.39