

14975

20061005000493110 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/05/2006 08:28:31AM FILED/CERT

(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

JENNIFER S. PUCKETT
125 MACON COURT
CALERA, AL 35040

**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 FORTY TWO THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$142,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **BRENDA SUE KING, UNMARRIED** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JENNIFER S. PUCKETT and STAN R. PUCKETT**, (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 267, according to the Survey of Savannah Pointe Sector 2, Phase 2, as recorded in Map Book 27, Page 103 in the Office of the Judge of Probate 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. NOTES AS SHOWN ON RECORDED MAP.
3. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 171, PAGE 279.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT #1999-25677; INSTRUMENT #2000-1702 AND INSTRUMENT #2000-39586.
5. RIGHT(S) OF WAY TO SOUTHERN NATURAL GAS, AS RECORDED IN DEED BOOK 90, PAGE 477.

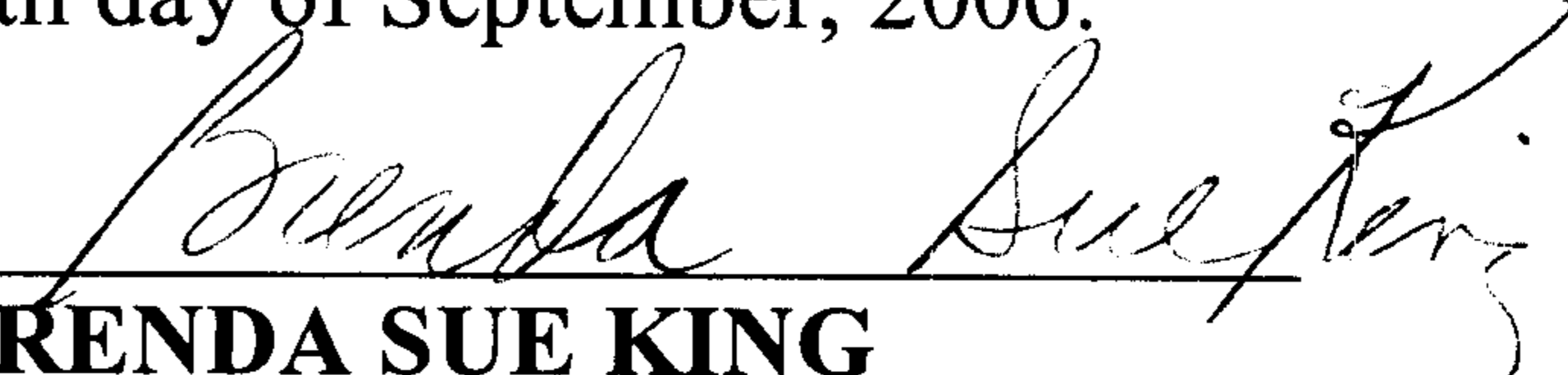
\$142,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, **BRENDA SUE KING**, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of September, 2006.

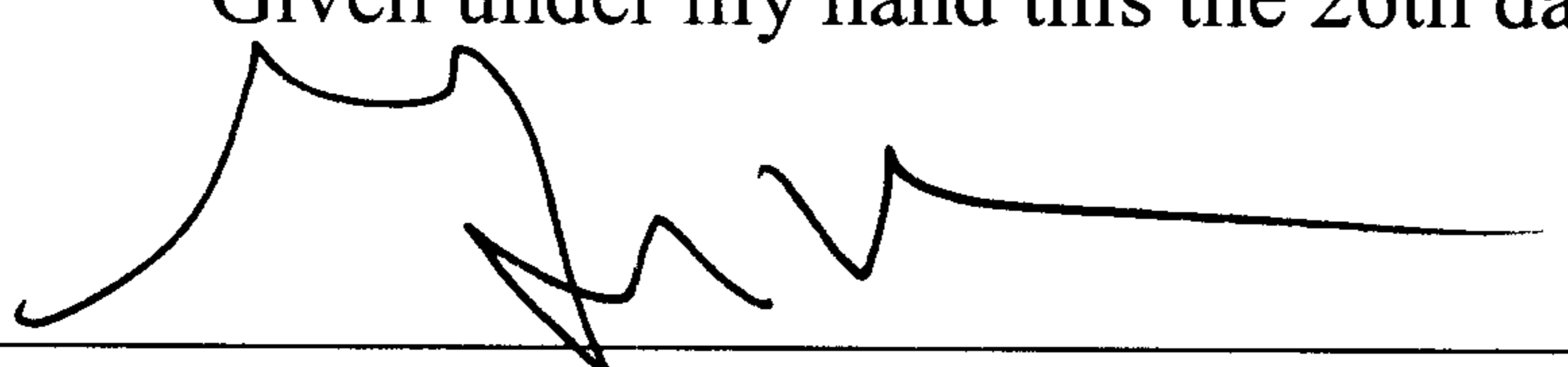

BRENDA SUE KING

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BRENDA SUE KING**, 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 26th day of September, 2006.



Notary Public

My commission expires: 9.29.2010

