20061012000506940 1/1 \$12.00

SEND TA)

(Name)

Shelby Cnty Judge of Probate, AL 10/12/2006 02:07:46PM FILED/CERT

Cliff Young

505 Waterford Highlands Ct. This instrument was prepared by Calera, Al. 35040 Patricia K. Martin. PC (Name) 2090 Columbiana Rd. Form 1-1-5 Rev. 5/82 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS, Shelby One hundred forty-six thousand and no/100 (\$146.000.00) That in consideration of _____ DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Steve A. Honda and his wife Helen Honda (herein referred to as grantors) do grant, bargain, sell and convey unto Cliff Young and Stephanie Young (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit: Lot 508, according to the Survey of Waterford Highlands, Sector 3, Phase 2, as recorded in Map Book 32, Page 64 in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted. Subject to all easements, restrictions and rights of way of record. \$146,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 see 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, 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, their heirs and assigns forever, against the lawful claims of all persons. IN WITNESS WHEREOF, have hereunto set OUT hand(s) and seal(s), this 15 September. 2006 WITNESS: (Seal) STEVE A. HONDA (Seal) (Seal) (Seal) (Seal) STATE OF ALABAMA Jefferson the undersigned a Notary Public in and for said County, in said State, hereby certify that Steve A. Honda and his wife Helen Honda s are whose name ____signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _ they have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this. day of September MY COMMISSION EXPIRES: Q 2806