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Shelby Cnty Judge of Probate, AL  
10/18/2006 08:27:54AM 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, Suite 100  
Birmingham, Alabama 35244

JAMES L. DUNCAN  
102 TIMBER RIDGE DR  
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 **TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$279,900.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **ASP HOMEBUILDING, INC., Corporation** does by these presents, grant, bargain, sell and convey unto **JAMES L. DUNCAN and OPHELIA DUNCAN and DEANNE DUNCAN LAWRENCE**, (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 26, according to the Final Plat of Forest Ridge, as recorded in Map Book 31, Page 2, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2003-80760, INST. NO. 2003-6461, INST. NO. 2004-6191, INST. NO. 2004-6192 AND INST. NO. 2004-3551.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
5. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN VOLUME 326, PAGE 577.
6. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 211, PAGE 611.
7. EASEMENT AS RECORDED IN VOLUME 324, PAGE 506, VOLUME 341, PAGE 88 AND REAL 280, PAGE 595.

\$223,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$55,980.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, **ASP HOMEBUILDING, INC.**, by **SHANNON PATE** its **PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 13th day of October, 2006.

**ASP HOMEBUILDING, INC.**

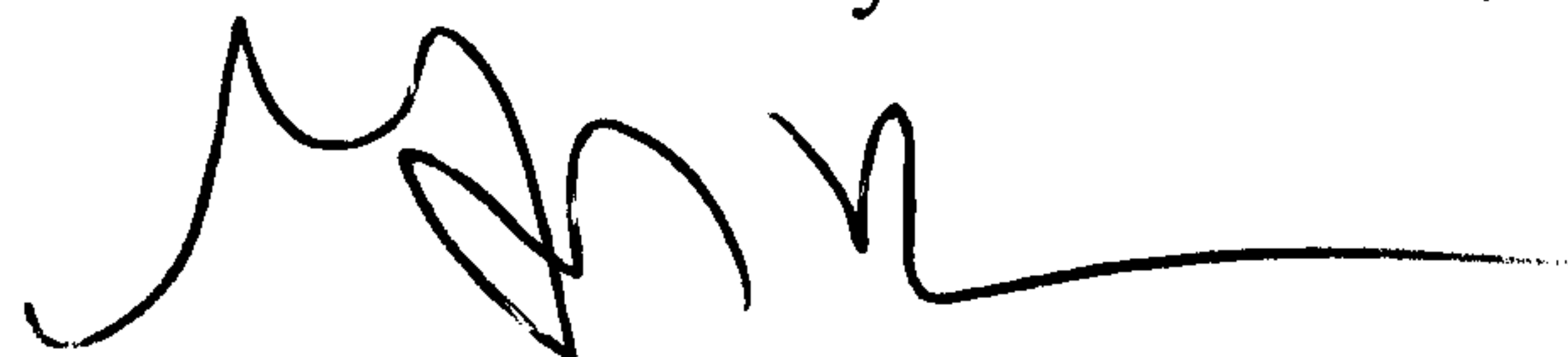
  
**SHANNON PATE**  
**PRESIDENT**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **SHANNON PATE**, whose name as **PRESIDENT** of **ASP HOMEBUILDING, INC.**, a/an **Corporation**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said **Corporation**.

Given under my hand this the 13th day of October, 2006.



Notary Public

My commission expires: 9.29.2010

