



20061117000565760 1/2 \$14.50
Shelby Cnty Judge of Probate,AL
11/17/2006 03:29:16PM FILED/CERT

This instrument was prepared by

SEND TAX NOTICE TO:

A, Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

Murad Isani
2040 Arbor Hill Pkwy
Birmingham, AL 35244

File #1006-18

Shelby County, AL 11/17/2006
State of Alabama

Deed Tax:\$.50

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty-Four Thousand Nine Hundred and 00/100 (\$344900) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Stephen G Wadsworth and Sonya R Wadsworth, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Murad Isani and Minez Isani** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

Lot 45, according to the Survey of Final Plat, ARbor Hill, Phase I, as recorded in Map Book 31, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 200⁶, which constitutes a lien, but are not yet due and payable until October 1, 200⁷.
2. Easements, Right of Ways, Mineral and Mining Rights, Building lines, as shown in the public records.

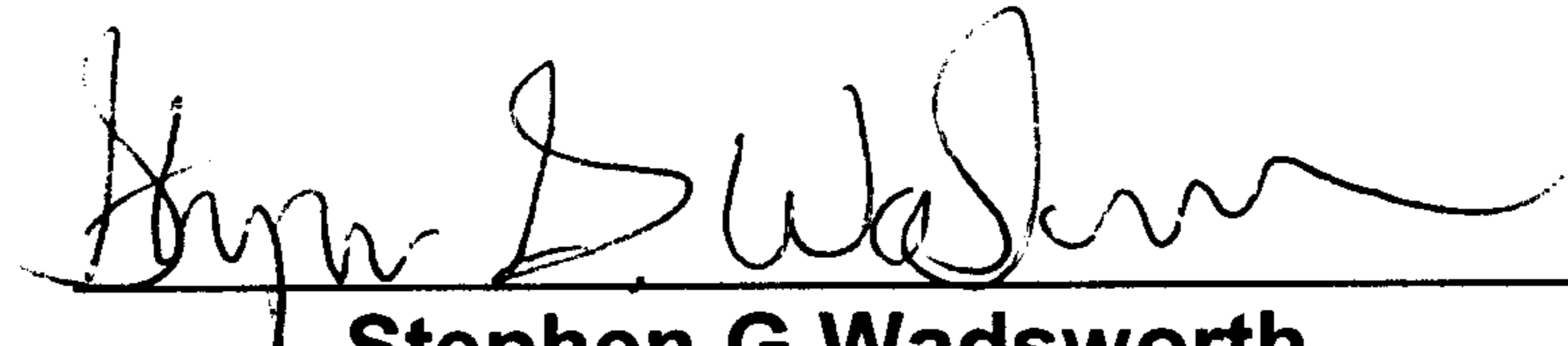
\$275900 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

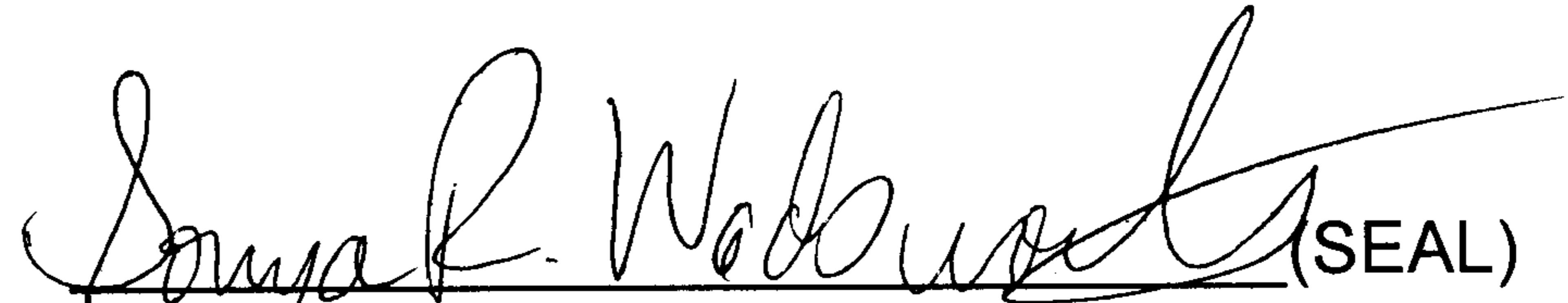
\$68980 of the consideration herein was derived from a second mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), **Stephen G Wadsworth and Sonya R Wadsworth**, have hereunto set my (our) hand(s) and seal(s) this **30th** day of **October**, 2006.


 (SEAL)
Stephen G Wadsworth

 (SEAL)
Sonya R Wadsworth

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stephen G Wadsworth and Sonya R Wadsworth** 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/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **30th** day of **October**, 2006.


Notary Public
My commission expires 11-29-2007

