

15199



20061205000589260 1/2 \$74.50
Shelby Cnty Judge of Probate, AL
12/05/2006 02:09:43PM FILED/CERT

Shelby County, AL 12/05/2006
State of Alabama

Deed Tax: \$60.50

(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

SANDRA J. FOX
110 CHADWICK DRIVE
HELENA, AL 35080

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 SEVENTY FIVE THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$175,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JAMES M. FINLEN and PATTY FINLEN, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **SANDRA J. FOX**, (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 6 ACCORDING TO THE SURVEY OF CHADWICK SECTOR ONE AS RECORDED IN MAP BOOK 17 PAGE 52 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. TERMS AGREEMENTS AND RIGHTS OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT 1993/24589.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 1993/24930 AND INSTRUMENT 1993/24589.
4. AGREEMENT AND GRANT OF EASEMENT IN INSTRUMENT 1992-30926.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 194, PAGE 67; DEED BOOK 103 PAGE 146; DEED BOOK 161, PAGE 143 AND INSTRUMENT 199324599.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN DEED BOOK 192, PAGE 248.
7. RESTRICTIONS AS SHOWN ON RECORDED MAP.
8. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
9. AGREEMENT AS RECORDED IN INSTRUMENT 1992-30922.

\$48,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$67,000.00 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, **JAMES M. FINLEN and PATTY FINLEN, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of November, 2006.


JAMES M. FINLEN


PATTY FINLEN

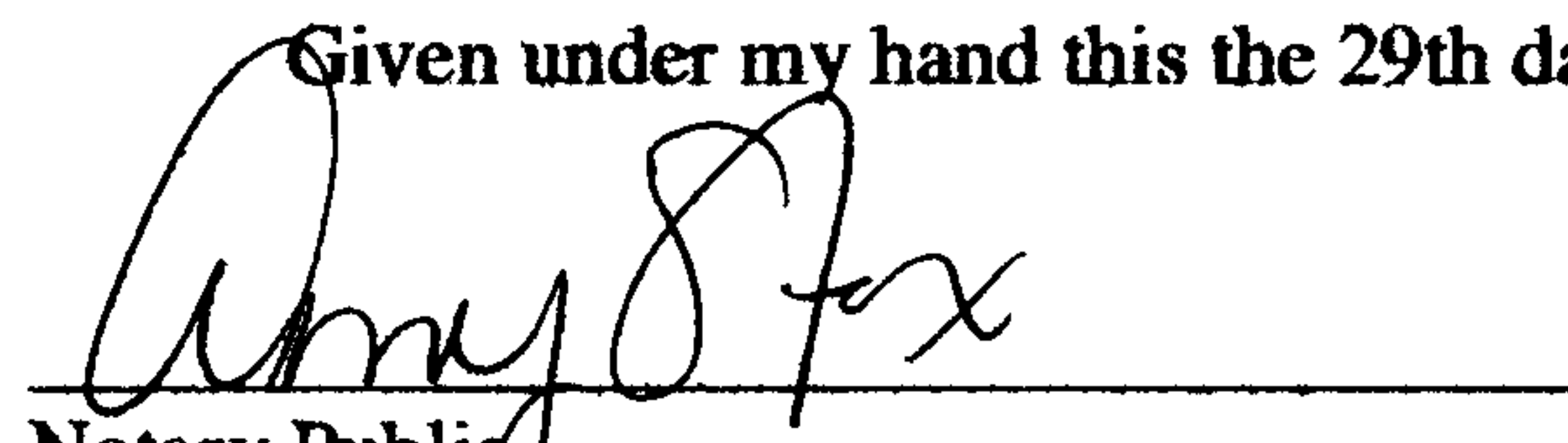
STATE OF ALABAMA
COUNTY OF SHELBY


20061205000589260 2/2 \$74.50
Shelby Cnty Judge of Probate, AL
12/05/2006 02:09:43PM FILED/CERT

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JAMES M. FINLEN and PATTY FINLEN, HUSBAND AND WIFE**, 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 29th day of November, 2006.


Notary Public

My commission expires: **My Commission Expires May 8, 2010**