

SEND TAX NOTICE TO:
Harold Jeffrey Jordon and Jamie Jordon
216 Broadmoor Circle
Alabaster, AL 35007

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Shelby County, AL 01/18/2007
State of Alabama
Deed Tax: \$49.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Ten and No/100 Dollars (\$10.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Richard Cork and wife, Regenea Lenn Cork by and through Richard Cork her ture and lawful Power of Attorney

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Harold Jeffrey Jordon and Jamie Jordon

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 448, ACCORDING TO THE SURVEY OF WEATHERLY, BROADMOOR ABBEY, SECTOR 25 AS RECORDED IN MAP BOOK 21, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Richard Cork is the surviving grantee set out in Inst. 19970620000194441 recorded June 20, 1997, the other grantee, Dorothy B. Cook having died August 18, 2004.

Subject to: (1) Taxes for the year 2004 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$ **196,000.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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**, 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **December 19, 2006**.

_____(Seal)

Richard Cork
Richard Cork

_____(Seal)

_____(Seal)

Regenea Lenn Cork by Richard Cork AIF
Regenea Lenn Cork by Richard Cork her
Atty in Fact



20070118000026090 2/2 \$63.00
Shelby Cnty Judge of Probate, AL
01/18/2007 07:58:23AM FILED/CERT

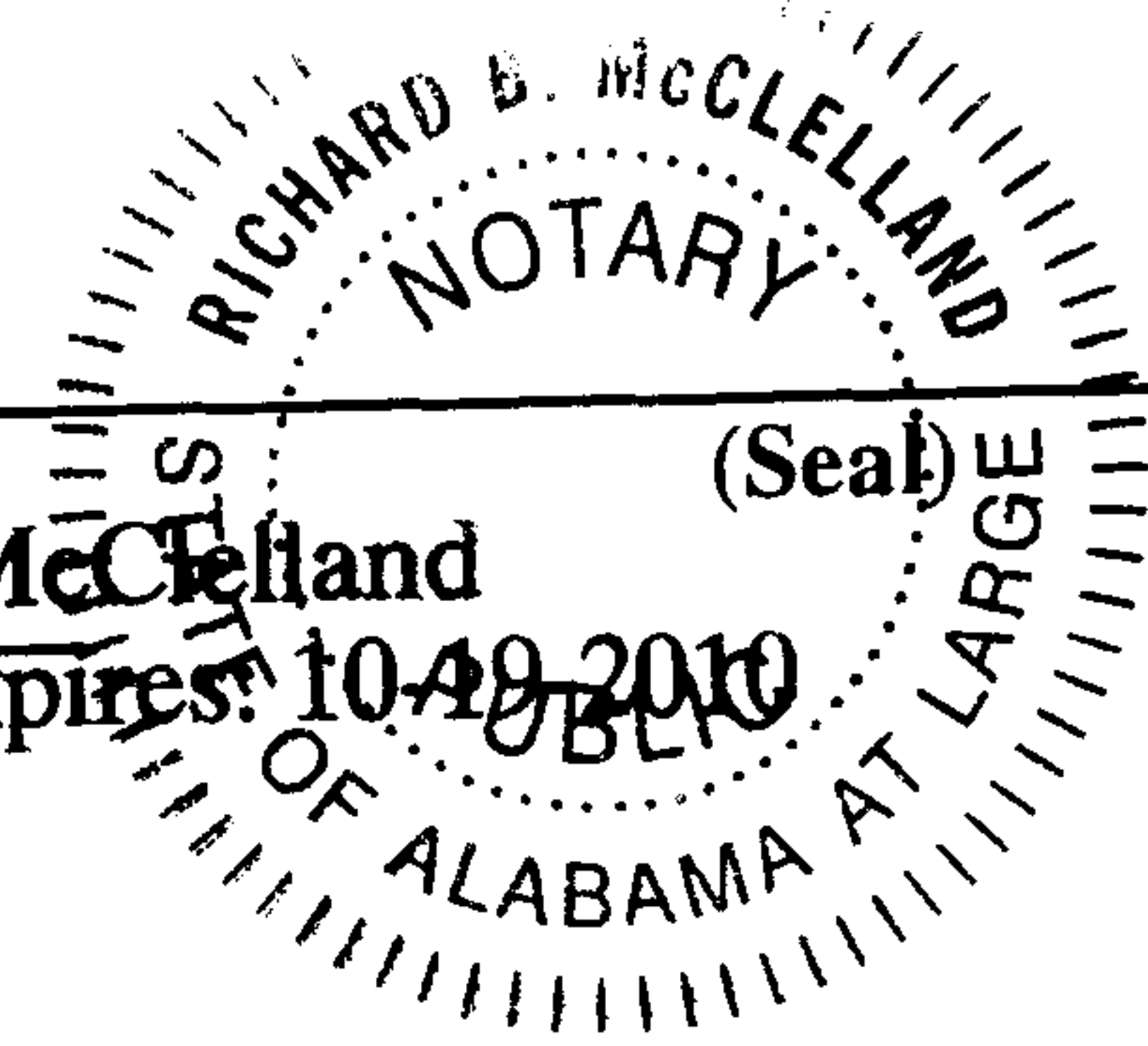
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Cork and Richard Cork appeared as Regenea Lenn Cork's true and lawful Attorney In Fact, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2006.



Notary Public.

My Commission Expires: Richard B. McClelland

My Commission Expires: 10-19-2010

RUC
RLL
By
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