

This Instrument was prepared by:  
Holli Hargrove  
3145 Green Valley Road, Birmingham, AL 35243  
205.977-2888

Please send tax notice to: Ronni & Jeremy McPhearson  
404 Heathersage Road  
Maylene, AL 35114

**STATUTORY WARRANTY DEED**



20070131000046440 1/1 \$23.50  
Shelby Cnty Judge of Probate, AL  
01/31/2007 10:36:42AM FILED/CERT

STATE OF ALABAMA       )  
SHELBY COUNTY       )       **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of two hundred forty five thousand five hundred and no/100, dollars (\$245,500.00),

to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged,

**Arthur Howard Homes, Inc.**

(herein referred to as grantor), does grant, bargain, sell and convey unto

**Ronni Marie McPhearson and Jeremy Warren McPhearson**

(herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 60, according to the Survey of Lacey's Grove Phase I as recorded in Map Book 35, page 137 in the Probate Office of Shelby County, Alabama.**

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

\$233,225.00 of the consideration herein was derived from mortgages with Freeland & Rogers, LLC closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Arthur Howard Homes, Inc., by Arthur W. Howard, its, President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26<sup>th</sup> day of January, 2007.

Arthur Howard Homes, Inc., an Alabama Corporation

By: [Signature] (SEAL)  
By: Arthur W. Howard  
Its: President

Shelby County, AL 01/31/2007  
State of Alabama  
Deed Tax: \$12.50

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

**Corporation Acknowledgment**

I, Jennifer Nichole Pilgrem the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur W. Howard, whose name as President of Arthur Howard Homes, Inc. an Alabama Corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, Arthur W. Howard as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of January, 2007.

[Signature]  
Notary Public

My Commission Expires: 4/01/09