15420

20070205000051860 1/2 $15.00
Shelby Cnty Judge of Probate,AL
02/05/2007 09:30:25AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DIANNE COLEMAN
118 KING CHARLES WAY
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 **ONE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 ($189,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **PHILLIP J. KNIGHT, UNMARRIED** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **DIANNE COLEMAN and ABDERAZEK DJEGHOULA**, (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:

Parcel I:

Lot 31, according to the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Parcel II:

Commence at the SW corner of Lot 31 Spring Gate Estates Phase Two, as recorded in Map Book 20, Page 120 in the Office of the Judge of Probate, Shelby County, Alabama, said point being the Point of Beginning; thence South 82 degrees 55 minutes 11 seconds and East and along the South Line of said Lot 31 a distance of 149.51 feet thence South 07 degrees 30 minutes 30 seconds West a distance of 137.97 feet; thence North 88 degrees 07 minutes 32 seconds West a distance of 11.65 feet thence North 81 degrees 33 minutes 23 seconds West a distance of 155.93 feet; thence North 79 degrees 19 minutes 45 seconds West a distance of 37.20 feet; thence North 30 degrees 16 minutes 55 seconds East a distance of 142.03 feet to the Point of Beginning.

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. BUILDING LINE(S) AS SHOWN BY RECORDED MAP.

3. EASEMENT(S) AS SHOWN BY RECORDED MAP.

4. SUBDIVISION RESTRICTIONS SHOWN ON RECORD PLAT IN MAP BOOK 20, PAGE 120, PROVIDE FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY.

5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 225, PAGE 224, VOLUME 55, PAGE 445 AND INSTRUMENT 1998-34330, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. RESTRICTIONS, COVENANTS AND CONDITIONS RECORDED IN INSTRUMENT 1998-42574, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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7. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 285, PAGE 253, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. EASEMENT FOR INGRESS AND EGRESS RECORDED IN REAL 224, PAGE 62; REAL 291, PAGE 302; REAL 234, PAGE 319 AND REAL 234, PAGE 318, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$189,900.00 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, **PHILLIP J. KNIGHT**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of January, 2007.

PHILLIP J. KNIGHT

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **PHILLIP J. KNIGHT**, 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 31st day of January, 2007.

Notary Public

My commission expires: 9-27-09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE