20070208000059190 1/1 $30.00
Shelby Cnty Judge of Probate,AL
02/08/2007 08:55:36AM FILED/CERT

Shelby County, AL 02/08/2007
State of Alabama

Deed Tax:$19.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of TWO HUNDRED THIRTY THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($230,700) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **ARTHUR HOWARD HOME, INC., *an Alabama Corporation*** (GRANTOR) does grant, bargain, sell and convey unto **IAN BARNES AND LAURA BARNES** (GRANTEE) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:
**LOT 49, 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:**

**Taxes for the year 2007 and subsequent years.**
**Easement(s),building line(s) and restriction(s) as shown on recorded map.**
**Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not Insured herein.**
**Restrictions appearing of record in Inst No. 2005-53290.**
**Right-of-way granted to Alabama Power Company recorded in Inst. No. 2005-38550 and Inst. No. 2005-39382.**
**Right of way granted to BellSouth Telecommunications as recorded Inst. No.2006-2950.**

**$211,705 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**
**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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR hereby covenants and agrees with GRANTEE, its successors and assigns, that GRANTOR will warrant and defend the hereinabve described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through and under GRANTOR, but no further or otherwise.

**IN WITNESS WHEREOF**, the said GRANTOR has caused this conveyance to be executed this the 5th day of February, 2007.

**ARTHUR HOWARD HOME, INC.,**
***an Alabama Corporation***

By: _____
**ARTHUR HOWARD**
**ITS PRESIDENT**

**STATE OF ALABAMA)**
**JEFFERSON COUNTY)**
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that, **ARTHUR HOWARD** whose name as PRESIDENT of **ARTHUR HOWARD HOME, INC., *an Alabama Corporation*** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as such member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.
**Given under my hand and official seal of office this 5TH day of February, 2007.**

_____
Notary Public
GENE W. GRAY, JR.
My Commission Expires:11/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
IAN BARNES
LAURA BARNES
232 LACEY AVENUE
MAYLENE,AL35114
23-3-08-0-002-049.000-RR