

Shelby County, AL 02/19/2007 State of Alabama

Deed Tax: \$31.50

### (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

JOSEPH C. SERIO 2179 FOREST LAKES LANE STERRETT, AL 35147

STATE OF ALABAMA COUNTY OF SHELBY

# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

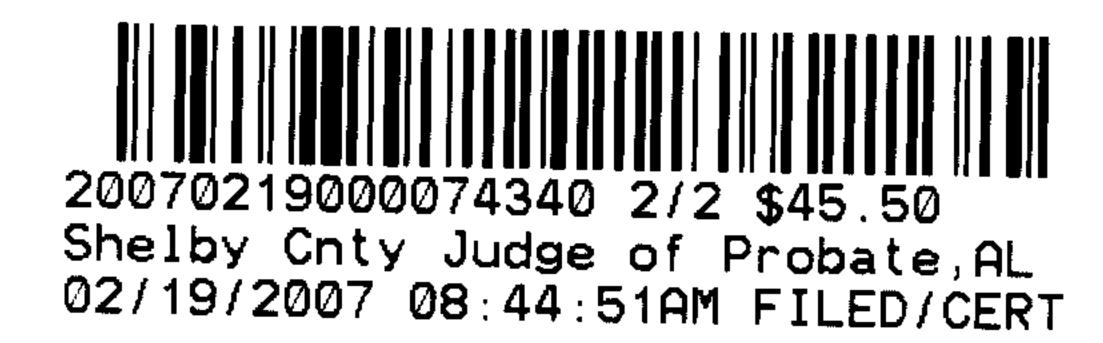
Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY SIX THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$156,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, TODD M. SHAFER and WHITNEY SHAFER, HUSBAND and WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOSEPH C. SERIO and CANDICE C. BURLESON, (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 106, according to the Map and Survey of Forest Lakes Sector 2 – Phase 1, as recorded in Map Book 29, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

# \*\*WHITNEY SHAFER AND WHITNEY F. SHAFER ARE ONE AND THE SAME PERSON\*\*

### 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. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DUES AGAINST SUBJECT PROPERTY, IF ANY.
- 3. BUILDING AND SETBACK LINES OF 15 FEET AS RECORDED IN MAP BOOK 29, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 331, PAGE 262, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 5. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 228, PAGE 339, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
- 6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2002-17094, IN THE PROBATE OFFICE OF SHELBY



COUNTY, ALABAMA.

- 7. RESTRICTIONS AS SET OUT ON RECORDED PLAT.
- 8. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 139, PAGE 127; DEED BOOK 236, PAGE 829; DEED BOOK 126, PAGE 191; DEED BOOK 126, PAGE 323 AND DEED BOOK 124, PAGE 519.

\$125,200.00 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, **TODD M. SHAFER and WHITNEY SHAFER**, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of February, 2007.

TODD M. SHAFER

WHITNEY SHAFER

STATE OF ALABAMA COUNTY OF SHELBY

### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **TODD M. SHAFER and WHITNEY SHAFER**, 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.

My commission expires:

7 (2)-2

Given under my hand this the 15th day of February, 2007.