

15690

20070502000202270 1/2 \$119.00
Shelby Cnty Judge of Probate, AL
05/02/2007 09:04:55AM FILED/CERT

Shelby County, AL 05/02/2007
State of Alabama
Deed Tax: \$105.00

(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

PAUL BURSON
419 NEW HOPE MOUNTAIN ROAD
INDIAN SPRINGS VILLAGE, AL

STATE OF ALABAMA
COUNTY OF Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **THREE HUNDRED SIXTY THOUSAND DOLLARS 00/100 (\$360,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ROBERT L. JACKS and NELL C. JACKS, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **PAUL BURSON AND JULIE L. BURSON**, (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 3 IN BLOCK 1 ACCORDING TO THE SURVEY OF INDIAN FOREST ESTATES AS RECORDED IN MAP BOOK 5 PAGE 134 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 101 PAGE 536 DEED BOOK 175 PAGE 274 DEED BOOK 285 PAGE 90 AND DEED BOOK 286 PAGE 613.
4. RESTRICTIONS APPEARING OF RECORD IN MISC 7 PAGES 350 AND 139; MISC BOOK 7 PAGE 141 AND BOOK 60 PAGE 820.
5. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 285 PAGE 354.
6. TERMS AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN MISC BOOK 7 PAGE 481.

\$255,000.00 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

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, ^{Let} **ROBERT J. JACKS** and **NELL C. JACKS, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of April, 2007.


ROBERT J. JACKS

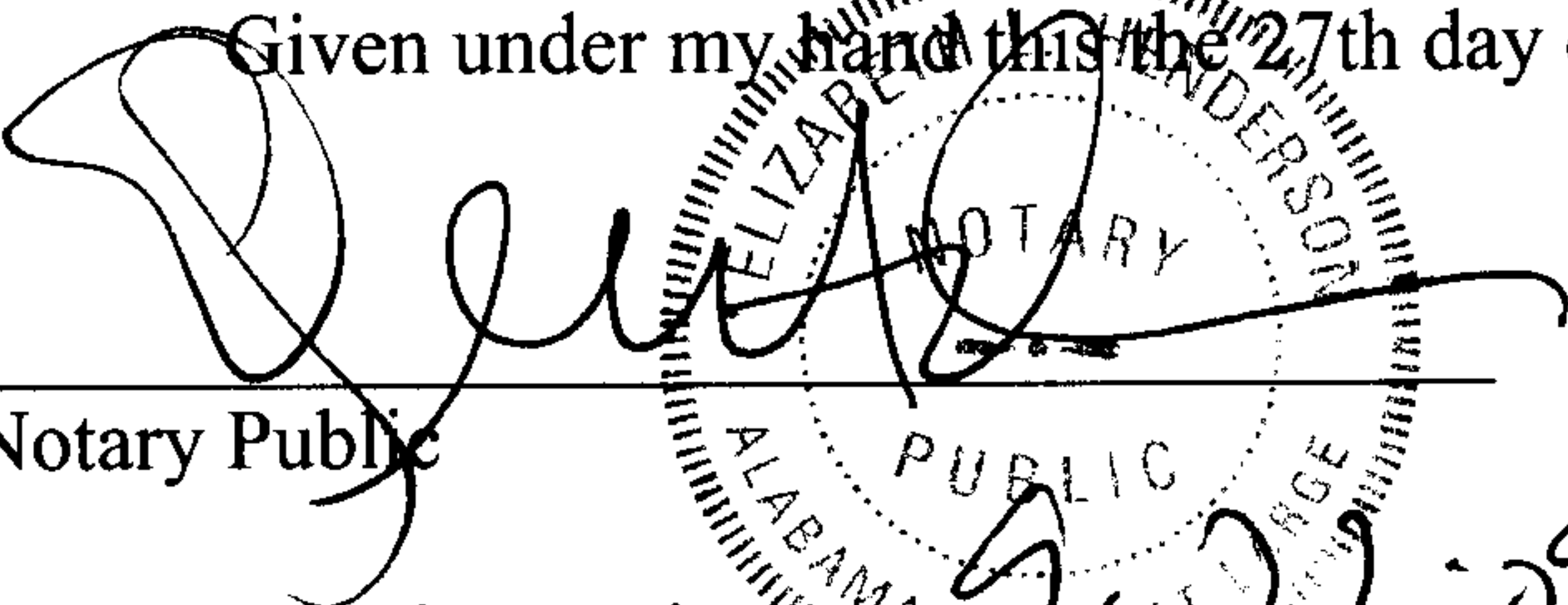
NELL C. JACKS

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

^{Let} I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ROBERT J. JACKS and NELL C. JACKS, HUSBAND AND WIFE**, 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 27th day of April, 2007.


Notary Public

My commission expires: 4-27-09

