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20070502000202460 1/2 \$96.50
Shelby Cnty Judge of Probate,AL
05/02/2007 10:33:54AM FILED/CERT

Shelby County, AL 05/02/2007
State of Alabama

Deed Tax:\$82.50

(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

JAMES A. MCBRAYER
1217 12TH STREET
PLEASANT GROVE, AL 35127

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 THIRTY THOUSAND DOLLARS 00/100 (\$330,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **B. FRANK DOLLAR, JR. and HELON LORRIANE DOLLAR, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JAMES A. MCBRAYER and LINDA I. MCBRAYER**, (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 1:

Begin at the NE corner of Lot 4 of Panorama Point Subdivision, as recorded in Map Book 10, Page 19, in the Office of the Judge of Probate of Shelby county, Alabama, said point being the POINT OF BEGINNING; thence South 36 degrees 16 minutes 46 seconds East, a distance of 53.52 feet; thence North 51 degrees 20 minutes 56 seconds East, a distance of 25.08; thence South 34 degrees 13 minutes 59 seconds East, a distance of 122.53 feet; thence South 33 degrees 58 minutes 33 seconds East, a distance of 104.97 feet; thence South 54 degrees 56 minutes 56 seconds West, a distance of 37.37 feet; thence South 48 degrees 04 minutes 43 seconds West, a distance of 44.86 feet; thence North 85 degrees 14 minutes 04 seconds West, a distance of 40.44 feet; thence North 51 degrees 18 minutes 28 seconds West, a distance of 101.37 feet; thence North 48 degrees 54 minutes 44 seconds West, a distance of 57.72 feet; thence North 07 degrees 56 minutes 16 seconds West, a distance of 17.06 feet; thence North 19 degrees 05 minutes 01 seconds East, a distance of 154.19 feet to the POINT OF BEGINNING. Also known as Lot 1, according to the survey of McBrayer Addition to Panorama Point Subdivision to be filed in the Probate Office of Shelby County, Alabama at a later date.

PARCEL 2:

Commence at the NE corner of Lot 4 of Panorama Point Subdivision, as recorded in Map Book 10, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama; thence south 36 degrees 16 minutes 46 seconds East, a distance of 53.52 feet; thence North 51 degrees 20 minutes 56 seconds East, a distance of 25.08 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 204.93 feet; thence South 24 degrees 29 minutes 02 seconds East, a distance of 46.96 feet; thence South 10 degrees 13 minutes 22 seconds West, a distance of 20.50 feet; thence South 13 degrees 18 minutes 37 seconds East, a distance of 37.95 feet; thence South 22 degrees 54 minutes 06 seconds East, a distance of 47.85 feet; thence South 35 degrees 40 minutes 20 seconds East, a distance of 65.01 feet; thence South 06 degrees 45 minutes 58 seconds East, a distance of 32.19 feet; thence South 24 degrees 54 minutes 49 seconds West, a distance of 24.66 feet; thence South 39 degrees 57 minutes 56 seconds West, a distance of 26.35 feet; thence South 58 degrees 17 minutes 48 seconds West, a distance of 38.15 feet; thence South 68 degrees 44 minutes 39 seconds West, a distance of 44.87 feet; thence south 60 degrees 50 minutes 57 seconds West, a distance of 18.03 feet; thence North 33 degrees 58 minutes 33 seconds West, a distance of 104.97 feet; thence North 34 degrees 13 minutes 59 seconds West, a distance of 122.53 feet to the POINT OF BEGINNING. Also known as Lot 2, according to the survey of McBrayer Addition to Panorama Point Subdivision, to be filed in the Probate Office of Shelby County, Alabama at a later date.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**

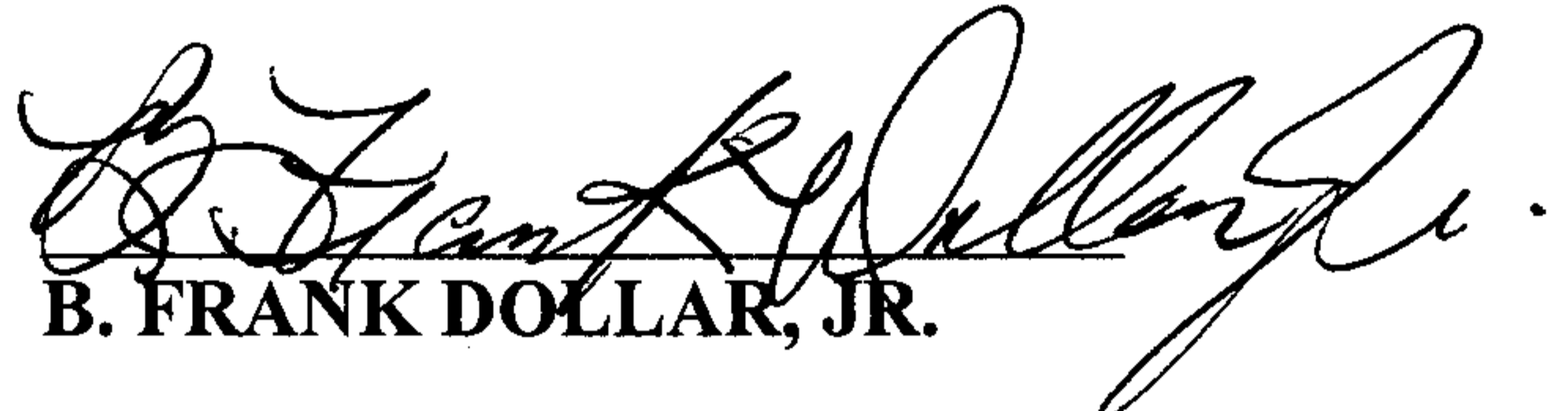
2. TITLE TO ALL MINERALS UNDERLYING CAPTION LANDS WITH MINING RIGHTS AND PRIVILEGES BELONGING THERETO AS RESERVED IN DEED RECORDED IN REAL BOOK 12, PAGE 755.
3. ANY PART OF CAPTION LANDS THAT MAY LIE BELOW THE 397 CONTOUR LINE ABOVE MEAN SEA LEVEL AS ESTABLISHED BY THE US COAST AND GEODETIC SURVEY AS ADJUSTED IN JAN. 1955.
4. EXCEPT RESERVATION AS SHOWN IN DEED RECORDED IN REAL BOOK 12, PAGE 755.
5. RESTRICTIONS FOR PANORAMA POINT SUBDIVISION, SECTOR 1, AS RECORDED IN REAL BOOK 10, PAGE 19.
6. RESTRICTIONS AS SHOWN IN DEED RECORDED IN REAL BOOK 289, PAGE 812.
7. 15 FOOT INGRESS/EGRESS AND UTILITY EASEMENT ON EASTERNMOST SIDE OF SAID LOT AS SHOWN ON SURVEY OF RODNEY SHIFLETT DATED 4/9/07 (PARCEL I)
8. 15 FOOT INGRESS/EGRESS AND UTILITY EASEMENT ON SOUTHWEST SIDE OF LOT AS SHOWN ON SURVEY OF RODNEY SHIFLETT DATED 4/9/07 (PARCEL II)

\$247,500.00 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, **B. FRANK DOLLAR, JR. and HELON LORRIANE DOLLAR**, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of April, 2007.


B. FRANK DOLLAR, JR.

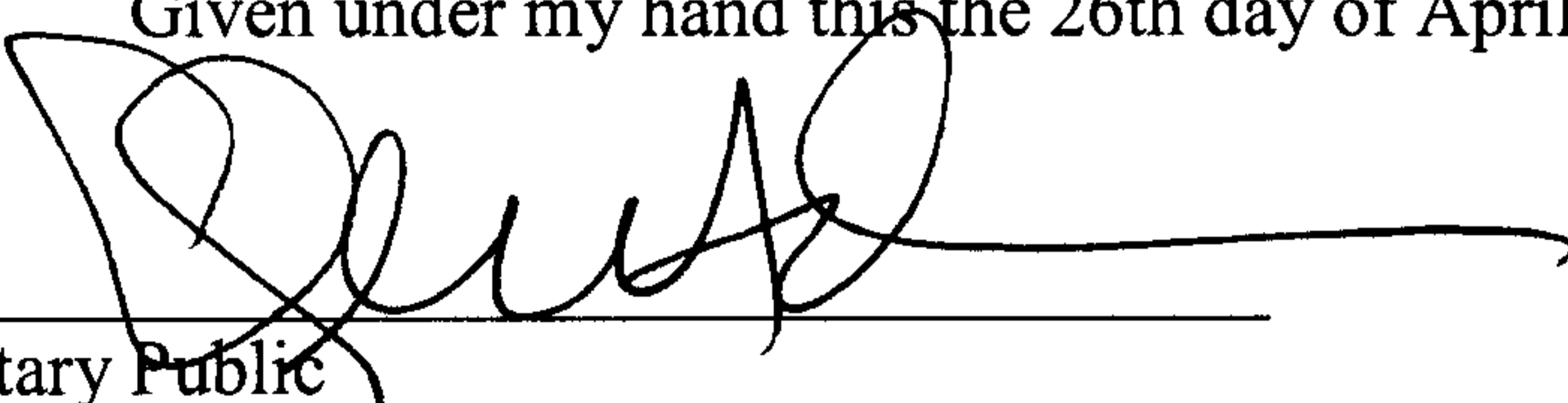

HELON LORRIANE DOLLAR

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **B. FRANK DOLLAR, JR. and HELON LORRIANE DOLLAR**, 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 26th day of April, 2007.


Notary Public

My commission expires: 9.22.09

