


This instrument prepared by:  
Patrick F. Smith  
Law Office of Patrick F. Smith, L.L.C.  
P.O. Box 190224  
Birmingham, AL 35219

SEND TAX NOTICE TO:  
Paul Rohan  
Donna Rohan  
423 Perkins Landing Cove  
Columbiana, Alabama

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

  
20070611000271750 1/1 \$206.00  
Shelby Cnty Judge of Probate, AL  
06/11/2007 12:32:42PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of **One Hundred Ninety Four Thousand Nine Hundred dollars and Zero cents ( \$194,900.00 )** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Barnett Construction and Development, L.L.C.** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Paul Rohan and Donna Rohan as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 32 , according to the survey of Perkins Landing, Sectors 1 & 2, a condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, Inc. as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided interest in the common elements of Perkins Landing Sectors I & 2, a Condominium as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium, recorded in Map 27, Page 33, and that certain Resurvey of Lots 14, 15, 28, 29, and Common area E as recorded in Map 27, Page 130, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$155,920.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on **7th day of May, 2007**.

  
**Barnett Construction and Development, L.L.C.**

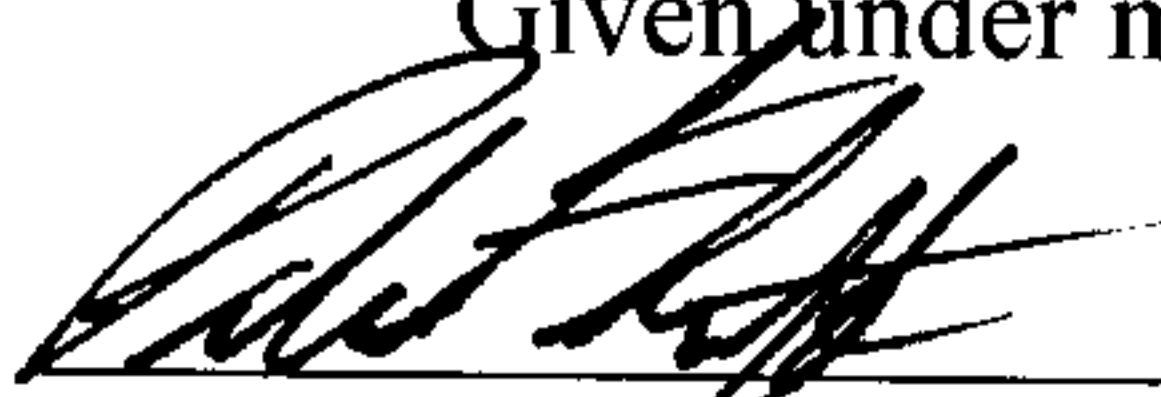
Shelby County, AL 06/11/2007  
State of Alabama

Deed Tax: \$195.00

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barnett Construction and Development, L.L.C.** 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **7th day of May, 2007**.

  
\_\_\_\_\_  
Notary Public

Commission Expires:

8-28-2010