


THIS INSTRUMENT PREPARED BY:
Gene M. Sellers, Attorney
3410 Independence Drive
Birmingham, Alabama 35209

SEND TAX NOTICE TO:


20070619000287470 1/2 \$134.00
Shelby Cnty Judge of Probate, AL
06/19/2007 01:59:19PM FILED/CERT

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA,

COUNTY OF SHELBY.

KNOW ALL MEN BY THESE PRESENTS, that for the sum of One Hundred Twenty Thousand and 0/100 Dollars (\$120,000.00) and other good and valuable consideration, the undersigned Grantors, **RANDY S. CLEMENTS and spouse, SUSAN CLEMENTS**, do by these presents, grant, bargain, sell, and convey unto Grantees, **GARY DEAN and DEBORAH DEAN**, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6 and 9, according to the Survey of Weatherton Woods Estates, as recorded in Map Book 32, Page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO all easements and restrictions of record, including but not limited to:

1. Taxes for year 2007, a lien but not yet payable.
2. Easements and building line and restrictions as shown on recorded map
3. Restrictions and covenants appearing of record in Instrument No. 2003-61242 and: Instrument No. 1997-5902.
4. Transmission line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103, Page 189; Deed Book 147, Page 44 and Deed Book 138, Page 520.
5. Rights of way(s) granted to Colonial Pipeline Co., by Instruments recorded in Deed Book 221, Pages 848, 208 and 210 in Probate Office.
6. Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in: Deed Book 112, Page 228 In Probate Office.
7. Right-of- way granted to Shelby County by instrument recorded in Deed Book 135, Page 178 in Probate Office.
8. Riparian Rights, if any, in and to use of creek.
9. Less and except any part of the land lying within creek.

Shelby County, AL 06/19/2007
State of Alabama

Deed Tax: \$120.00

10. Rights to Atlantic Birmingham and Atlantic Richfield Co., as set out in Deed Book 36, Pages 456 and 484 and Deed Book 37, Page 483 in Probate Office.

11. Any mineral rights not owned by Grantors, but if owned, conveyed hereby.

TO HAVE AND TO HOLD, to the Grantees, their successors 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 THE GRANTORS do for themselves, their heirs and assigns, covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the premises; that they are free and clear of all encumbrances; that they have good right to sell and convey the premises as aforesaid; and that they will and their heirs and assigns shall, warrant and defend the same to the Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereto set their signatures and seals, this the 25th day of April, 2007.


RANDY S. CLEMENTS

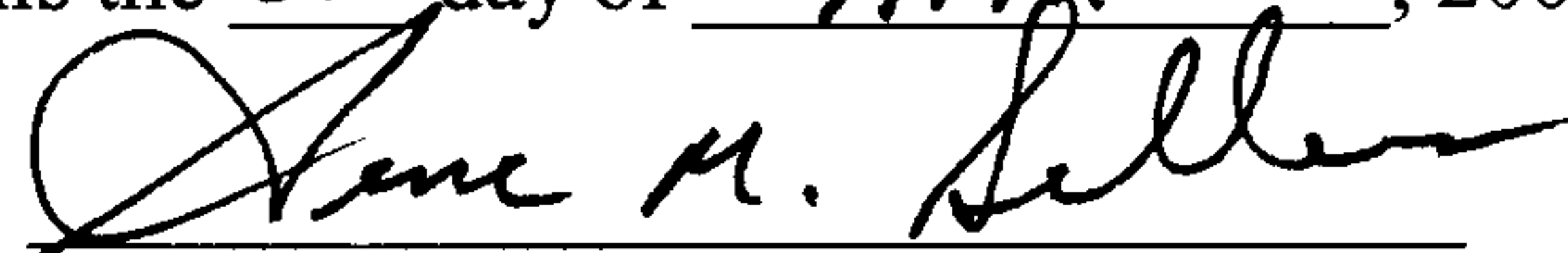

SUSAN CLEMENTS


STATE OF ALABAMA,

COUNTY OF JEFFERSON.

I, the undersigned, a notary public in and for said county in said state, hereby certify that **RANDY S. CLEMENTS and SUSAN CLEMENTS**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily.

Given under my hand and official seal this the 25th day of APRIL, 2007.


Notary Public


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