

This Instrument Prepared by:

Send Tax Notice to:

W. Miller Peterson  
Attorney at Law  
3936 Montclair Road  
Birmingham, Alabama 35213

Robert Earl Okin, Jr.  
4680 Valleydale Road  
Birmingham, Alabama 35242

TITLE NOT EXAMINED BY PREPARER



20070709000321700 1/2 \$509.00  
Shelby Cnty Judge of Probate, AL  
07/09/2007 11:08:52AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Robert Earl Okin, Jr., an unmarried man, and Janet Okin Collar, a married woman, (herein referred to as "Grantors") do grant, bargain, sell and convey unto Robert Earl Okin, Jr. and Janet Okin Collar (herein referred to as "Grantees") as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

The S $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 15, Township 20 South, Range 1 West. Also, all that part of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 14, Township 20 South, Range 1 West, lying on the West side of what is known as the Old Columbiana and Narrows Public Road, EXCEPTING Easement to Thomas J. Houston, as described in Deed Book 229, on page 418 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 102, page 127; Deed Book 179, page 336; Deed Book 131, page 165; Deed Book 163, page 445, in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County recorded in Deed Book 135, page 97 in the Probate Office of Shelby County, Alabama.
4. Right of way to Shelby County recorded in Deed Book 249, page 494 and Deed Book 249, page 496, in the Probate Office of Shelby County, Alabama.

The foregoing described real estate is not the homestead of the Grantors.

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



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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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3<sup>rd</sup> day of July, 2007.

Grantors:

Robert Earl Okin, Jr.

Robert Earl Okin, Jr.

Shelby County, AL 07/09/2007  
 State of Alabama

Deed Tax: \$495.00

Janet Okin Collar

Janet Okin Collar

ACKNOWLEDGMENT

STATE OF ALABAMA )  
Jefferson COUNTY )

I, Robbie O. Storey, a Notary Public in and for said County, in said State, hereby certify that Robert Earl Okin, Jr. and Janet Okin Collar 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 on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of July, 2007.

Robbie O. Storey

Notary Public

My Commission Expires: \_\_\_\_\_



Commission Expires  
 December 1, 2008