

15939

20070711000325610 1/2 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/11/2007 10:13:13AM FILED/CERT

Shelby County, AL 07/11/2007  
State of Alabama

Deed Tax: \$8.00

---

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MARK A. COBURN JR  
1525 OAK PARK DRIVE  
HELENA, ALABAMA

STATE OF ALABAMA)

COUNTY OF Shelby)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED FIFTY FIVE THOUSAND DOLLARS and 00/100 (\$255,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMISON ROSS MOORE and SHIRLEY B. MOORE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MARK A. COBURN JR and TAMMY Y. COBURN, HUSBAND AND WIFE, (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 6, ACCORDING TO THE MAP AND SURVEY OF OAK PARK, SECTOR I, AS RECORDED IN MAP BOOK 23, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

\$247,350.00 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, JAMISON ROSS MOORE and SHIRLEY B. MOORE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of June, 2007.

  
JAMISON ROSS MOORE

  
SHIRLEY B. MOORE

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMISON ROSS MOORE and SHIRLEY B. MOORE, 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 29th day of June, 2007.

  
Notary Public

My commission expires: 9.29.2010

