

20070803000363700 1/2 \$41.00
Shelby Cnty Judge of Probate, AL
08/03/2007 02:24:14PM FILED/CERT

Shelby County, AL 08/03/2007
State of Alabama

Deed Tax: \$27.00

SEND TAX NOTICE TO:

Melvin J. Reynolds
Paula T. Reynolds
3429 Charingwood Lane
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Shannon E. Price, Esquire
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of -----**TWO HUNDRED SEVENTY THOUSAND AND NO/100'S DOLLARS----**(\$270,000.00)

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Thomas S. Watson, and wife, Carole B. Watson
Ruby W. Ballenger, an unmarried woman

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Melvin J. Reynolds, and wife Paula T. Reynolds

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 7, BLOCK 2, ACCORDING TO THE SURVEY OF APPLECROSS, A
SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 6, PAGE 42 A
& B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Thomas S. Watson and Carole B. Watson and Ruby W. Ballenger, by deed dated 10/9/2002, filed 10/9/2002 in Instrument 20021009000493700

Subject to:

- 1) The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until October 1, 2007.
- 2) Municipal improvements assessments and fire district dues against subject property, if any.
- 3) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 4) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 6, Page 42 A & B.


\$ 216,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith. \$27,000.00 2nd Mortgage recorded simultaneously herewith.

RWB

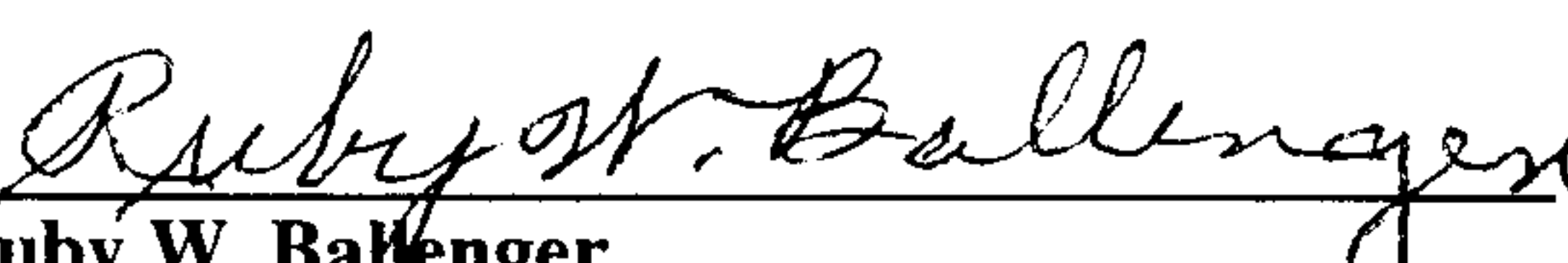
CBW PAW

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**, 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**, their heirs and assigns forever, against the lawful claims of all persons.



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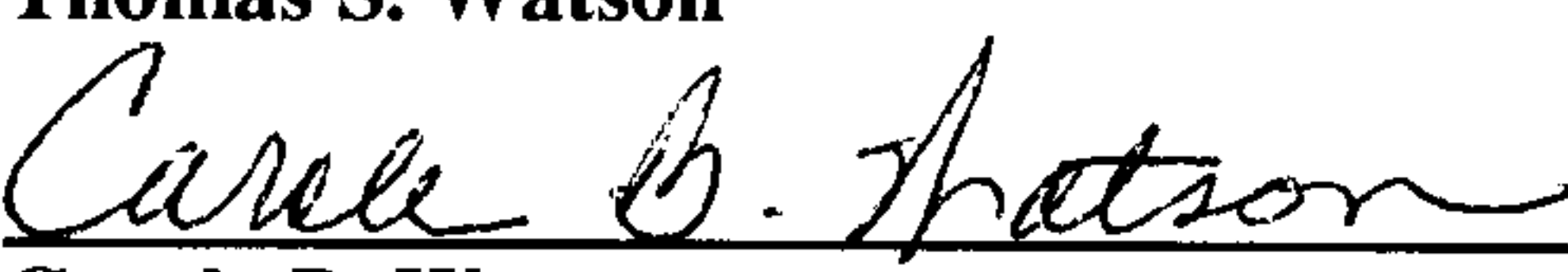
IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **July 30, 2007**.



Ruby W. Ballenger (Seal)

(Seal)



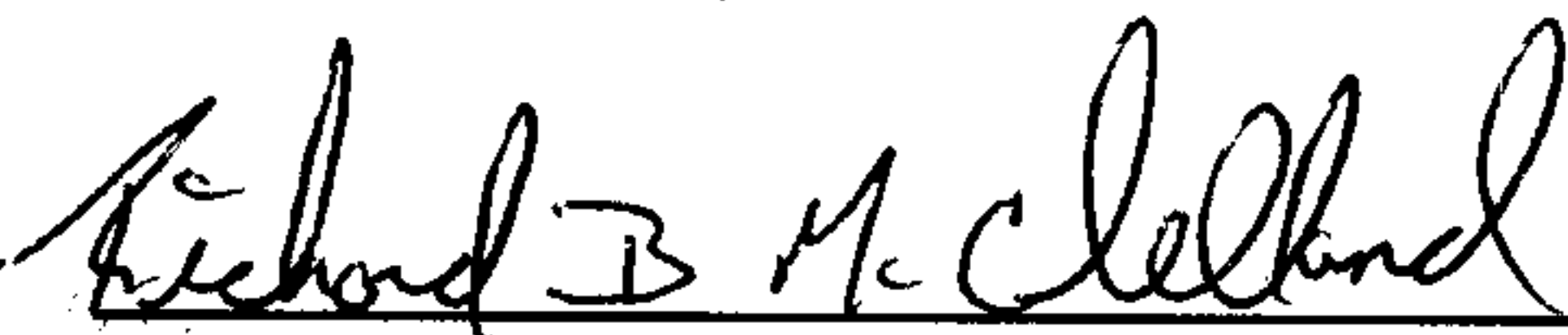
Thomas S. Watson (Seal)


Carole B. Watson (Seal)

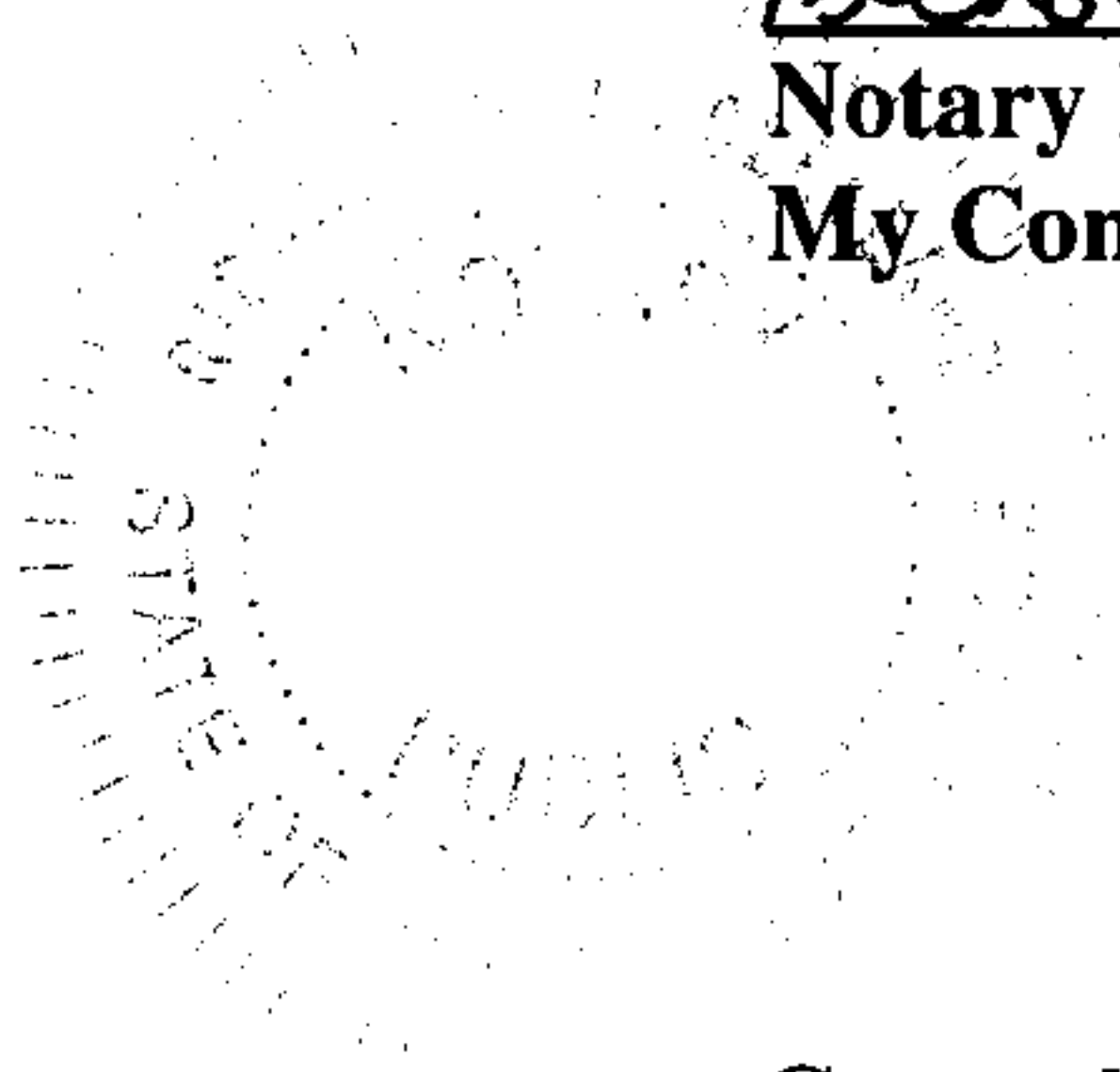
STATE OF ALABAMA
General Acknowledgement
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas S. Watson, and wife, Carole B. Watson, whose names are signed to the foregoing conveyance, and who is are known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2007.



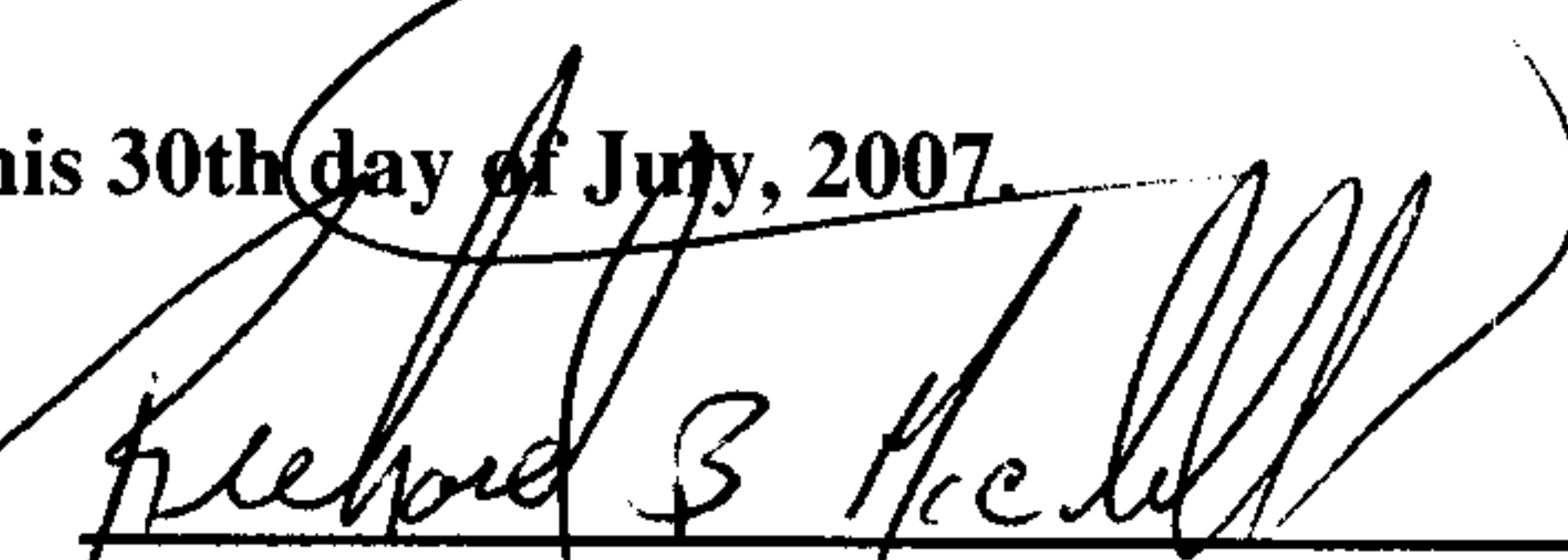
Notary Public Richard B. McClelland
My Commission Expires: My Commission Expires: 10-19-2010



STATE OF ALABAMA
General Acknowledgement
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruby W. Ballenger, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2007.



Notary Public Richard B. McClelland
My Commission Expires: My Commission Expires: 10-19-2010

