

STATE OF ALABAMA)
SHELBY COUNTY)

20070905000415800 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
09/05/2007 08:22:25AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED FORTY THOUSAND EIGHT HUNDRED SEVENTY- FIVE AND NO/100 (\$240,875.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ARTHUR HOWARD HOME, INC., an Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto JAMES DUNCAN AND SPOUSE, LASIMA DUNCAN (GRANTEES) as joint tenants with the right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 72, ACCORDING TO THE SURVEY OF LACEY'S GROVE PHASE I, AS RECORDED IN MAP BOOK 35, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- Taxes for the year 2007 and subsequent years.
- Easement(s), building line(s) and restriction(s) as shown on recorded map.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not Insured herein.
- Restrictions appearing of record in Inst No. 2005-53290.
- Right-of-way granted to Alabama Power Company recorded in Inst. No. 2005-38550 and Inst. No. 2005-39382.
- Right of way granted to BellSouth Telecommunications as recorded Inst. No. 2006-2950.

\$246, 053.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 21ST day of August, 2007.

ARTHUR HOWARD HOMES, INC.,
An Alabama Corporation

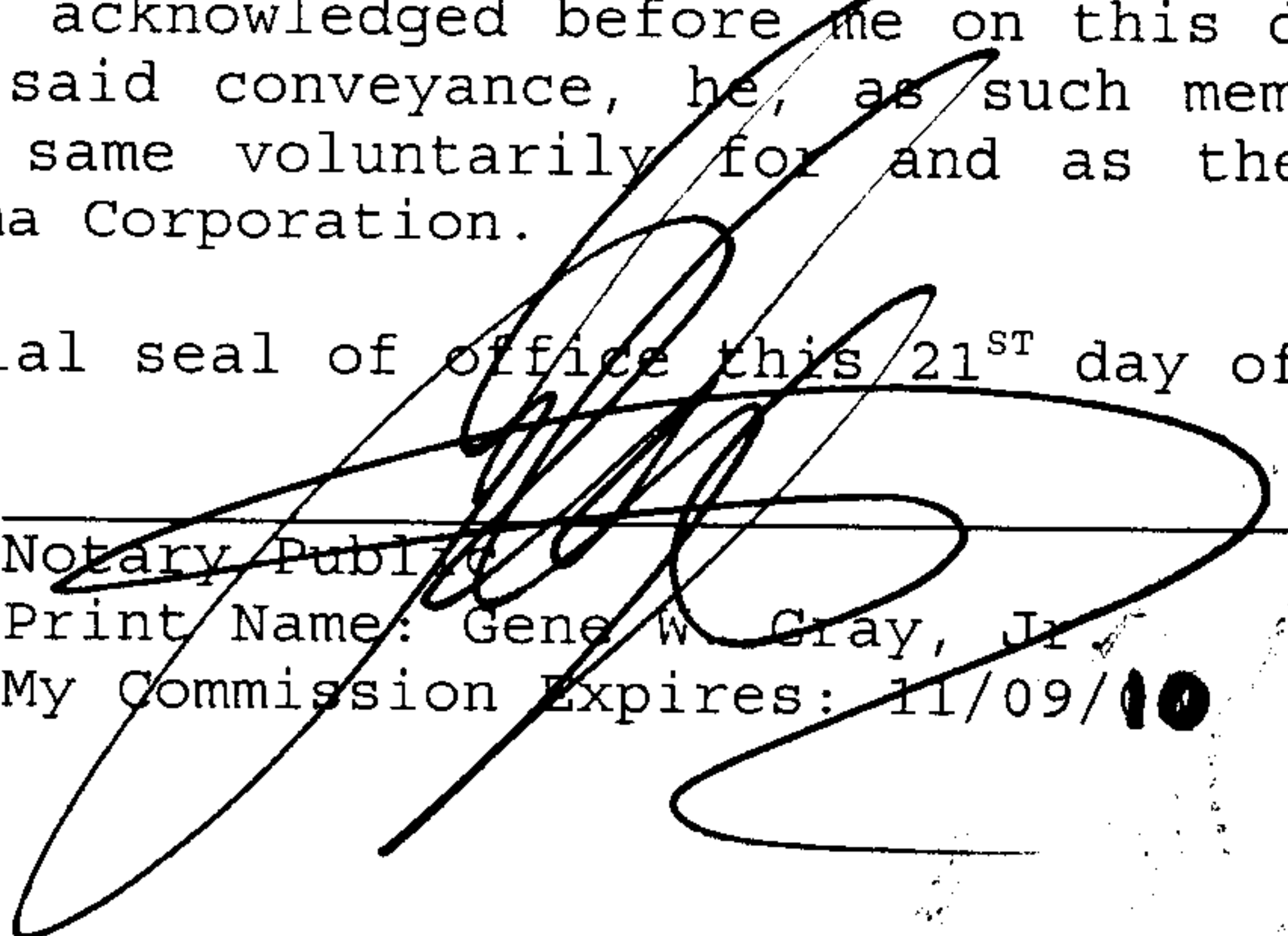
By: 

ARTHUR W. HOWARD, PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ARTHUR W. HOWARD, whose name as President of ARTHUR HOWARD HOMES, INC., An Alabama Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as such member, and with full authority, executed the same voluntarily for and as the act of ARTHUR HOWARD HOMES, INC., An Alabama Corporation.

Given under my hand and official seal of office this 21ST day of August, 2007.


Notary Public
Print Name: Gene W. Gray, Jr.
My Commission Expires: 11/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
JAMES DUNCAN
LASIMA DUNCAN
458 HEATHERSAGE ROAD
MAYLENE, AL 35114