


STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

#15,000
XKQ



20071001000457720 1/1 \$26.00
Shelby Cnty Judge of Probate, AL
10/01/2007 12:19:07PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, LAUREN JANSEN, a single person does grant, bargain, sell and convey unto LAUREN JANSEN and RUSSELL O. JANSEN as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 106, ACCORDING TO THE SURVEY OF THE RIDGE AT STONEHAVEN, PHASE ONE AS RECORDED IN MAP BOOK 25, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2007.

MINERALS AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

EASEMENTS, RESTRICTIONS AND BUILDING SET BACK LINES AS SHOWN ON RECORD MAP.

DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INST# 1999/26465.

COVENANT FOR STORM RUN-OFF CONTROL IN INST# 1999/31819.

MORTGAGE IN FAVOR OF FIRST MAGNUS FINANCIAL CORPORATION DATED JANUARY 31, 2007 AND RECORDED IN INST# 20070208000059100.

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.

And said GRANTOR does for herself, her heirs, successors, assigns, and personal representatives covenant with said GRANTEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 1st day of October, 2007.


LAUREN JANSEN SEAL

Shelby County, AL 10/01/2007
State of Alabama

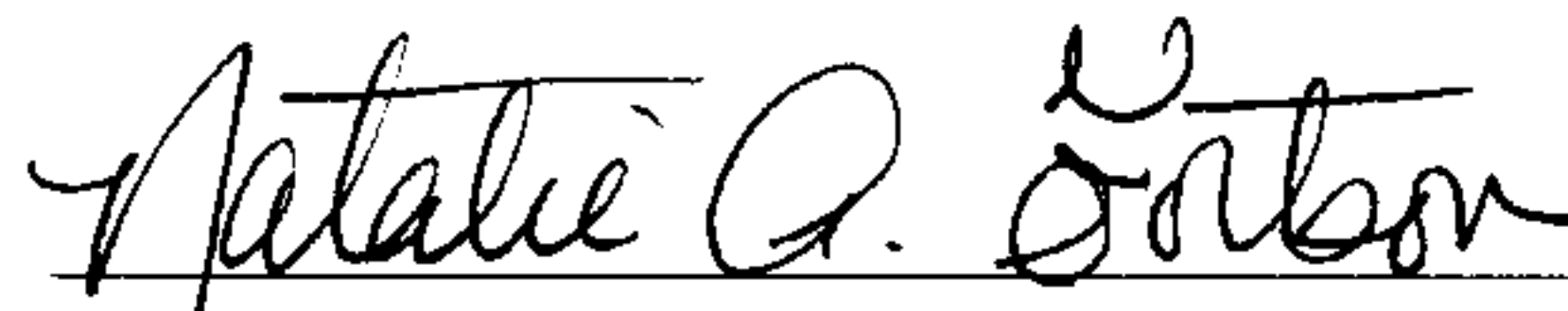
Deed Tax: \$15.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public, in and for said County in said State, hereby certify that LAUREN JANSEN 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 1st day of October 2007.

AFFIX SEAL


Notary Public
NAME Natalie A. Fortson
Commission Expires: _____

MY COMMISSION EXPIRES JULY 8, 2011

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY
SUITE 338
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
LAUREN JANSEN, etal
119 HEATHER LANE
PELHAM, AL 35124
#13-6-23-4-7-6