

16242

20071004000464130 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/04/2007 09:44:05AM FILED/CERT

Shelby County, AL 10/04/2007
State of Alabama

Deed Tax: \$1.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

MICHAEL J. VINCENT
103 HIDDEN CREEK CIRCLE
PELHAM, AL 35124

STATE OF ALABAMA
COUNTY OF Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY EIGHT THOUSAND ONE HUNDRED DOLLARS 00/100 (\$128,100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **STEPHANIE M. ATKINSON and GARY B. ATKINSON, WIFE AND HUSBAND** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **MICHAEL J. VINCENT and AMY M. VINCENT, 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 46 ACCORDING TO THE SURVEY OF HIDDEN CREEK AS RECORDED IN MAP BOOK 23 PAGE 97 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

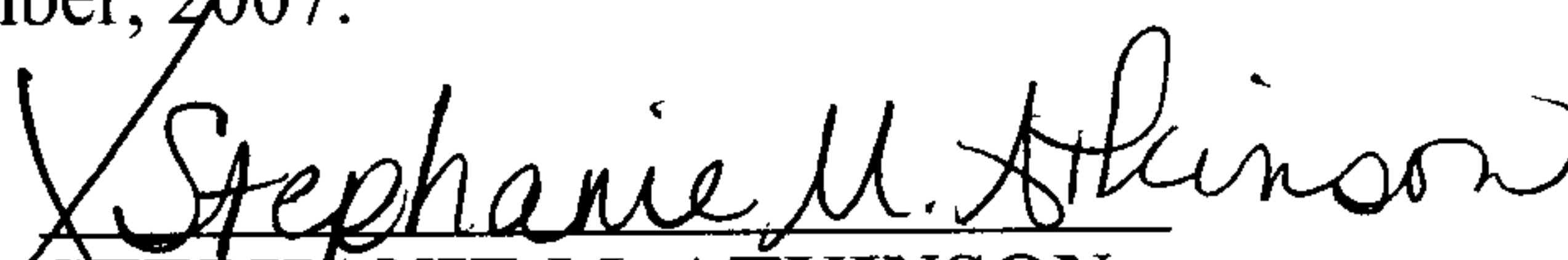
1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. 20 FOOT BUILDING SETBACK LINE FROM HIDDEN CREEK AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
3. 5 FOOT EASEMENT ACROSS FRONT OF SAID LOT AS SHOWN THE RECORDED MAP OF SAID SUBDIVISION.
4. EASEMENT TO PLANTATION PIPELINE RECORDED IN VOLUME 253 PAGE 572.
5. DECLARATION OF PROTECTIVE COVENANTS FOR HIDDEN CREEK AS RECORDED IN INSTRUMENT 1998/03074 AND AMENDED IN INSTRUMENT 1998-23229.
6. ARTICLES OF INCORPORATION AND BY LAWS FOR HIDDEN CREEK RESIDENTIAL ASSOCIATION INC AS RECORDED IN INSTRUMENT 1998-3075 AND IN INSTRUMENT 1998-3077.

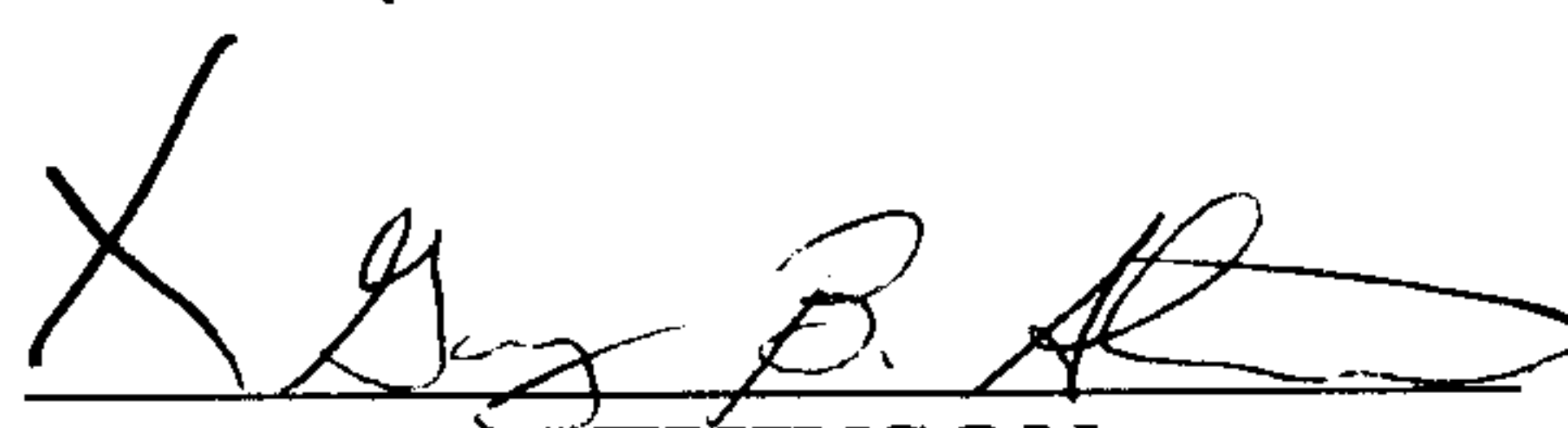
\$127,105.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, **STEPHANIE M. ATKINSON and GARY B. ATKINSON, WIFE AND HUSBAND**, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of September, 2007.


STEPHANIE M. ATKINSON

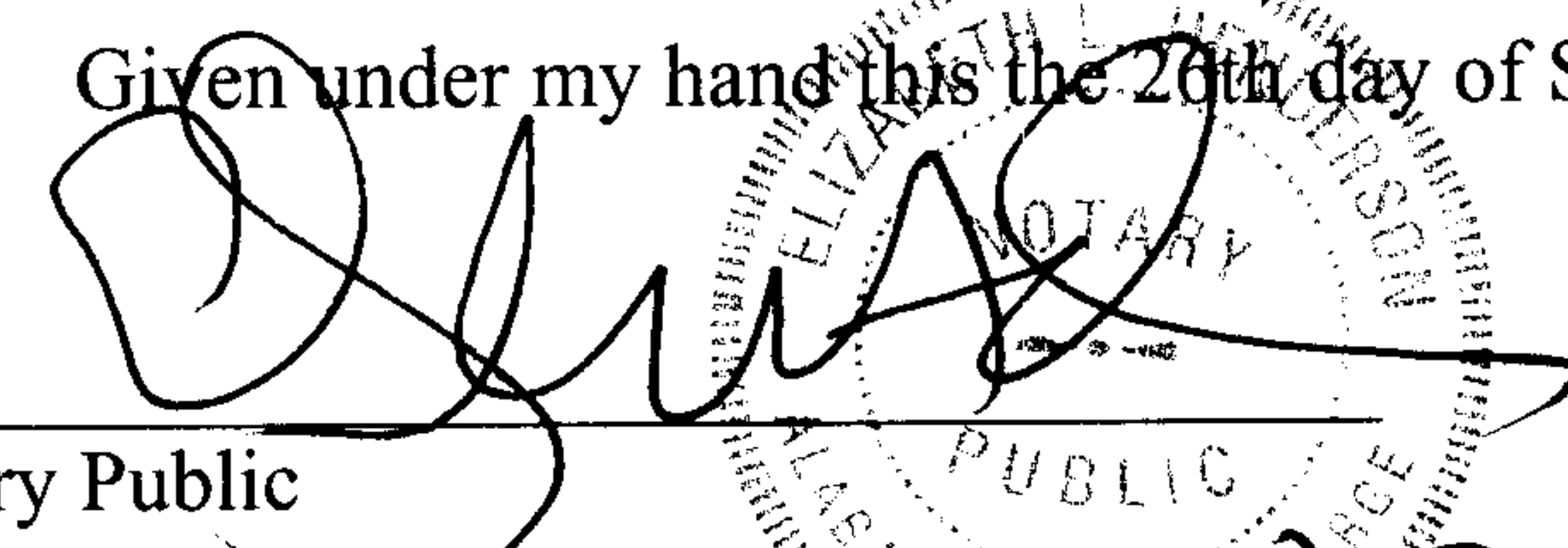

GARY B. ATKINSON

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **STEPHANIE M. ATKINSON and GARY B. ATKINSON, WIFE AND HUSBAND**, 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 26th day of September, 2007.


Notary Public

My commission expires: 