

16253

20071004000464220 1/2 \$59.00
Shelby Cnty Judge of Probate, AL
10/04/2007 09:44:14AM FILED/CERT

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

Deed Tax: \$45.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

MARIA SEMIDEI
169 ADDISON DRIVE
Calera, AL 35040

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 THIRTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$139,900.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **OLD SOUTH BUILDERS, INC., a CORPORATION** does by these presents, grant, bargain, sell and convey unto **MARIA SEMIDEI and BILL HORNE, WIFE AND HUSBAND**, (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 206, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 35, PAGE 15, 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.

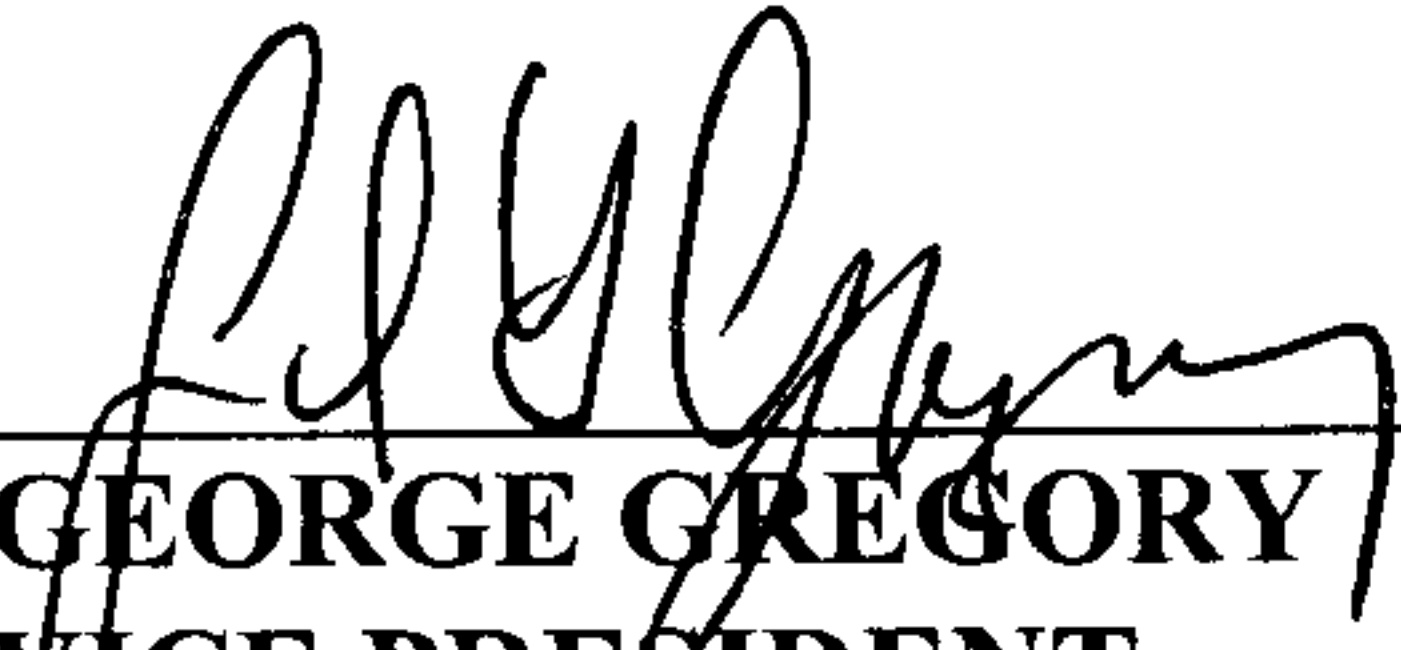
\$94,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, **OLD SOUTH BUILDERS, INC.**, by **GEORGE GREGORY** its **VICE PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of September, 2007.

OLD SOUTH BUILDERS, INC.



GEORGE GREGORY
VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE GREGORY**, whose name as **VICE PRESIDENT** of **OLD SOUTH BUILDERS, INC.**, a/an **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 the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said **CORPORATION**.

Given under my hand this the 28th day of September, 2007.



Notary Public

My commission expires: 9.29.2010

