

SEND TAX NOTICE TO:
Gerald Edge and Leah A. Edge
219 Broadmoor Circle
Alabaster, Alabama 35007

This instrument was prepared by:

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P. O. Box 19144
Birmingham, AL 35219


20071102000508030 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
11/02/2007 01:05:36PM FILED/CERT

Shelby County, AL 11/02/2007
State of Alabama
Deed Tax: \$8.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$166,500.00) DOLLARS**, to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Katheryn Mullins, a single person**, (herein referred to as **GRANTOR(S)**), does grant, bargain, sell and convey unto **Gerald Edge and wife, Leah A. Edge**, (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 21, ACCORDING TO THE SURVEY OF THOMPSON PLANTATION, AS RECORDED IN MAP BOOK 11,
PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Katheryn Mullins, surviving grantee, by deed dated 1/23/1992, filed 2/5/1992 in Book 387 Page 163, the other grantee, William G. Mullins, Sr. having died December 22, 1999.

Subject to: (1) Taxes for the year 2008 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

Building lines, rights of way, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 11, Page 53.

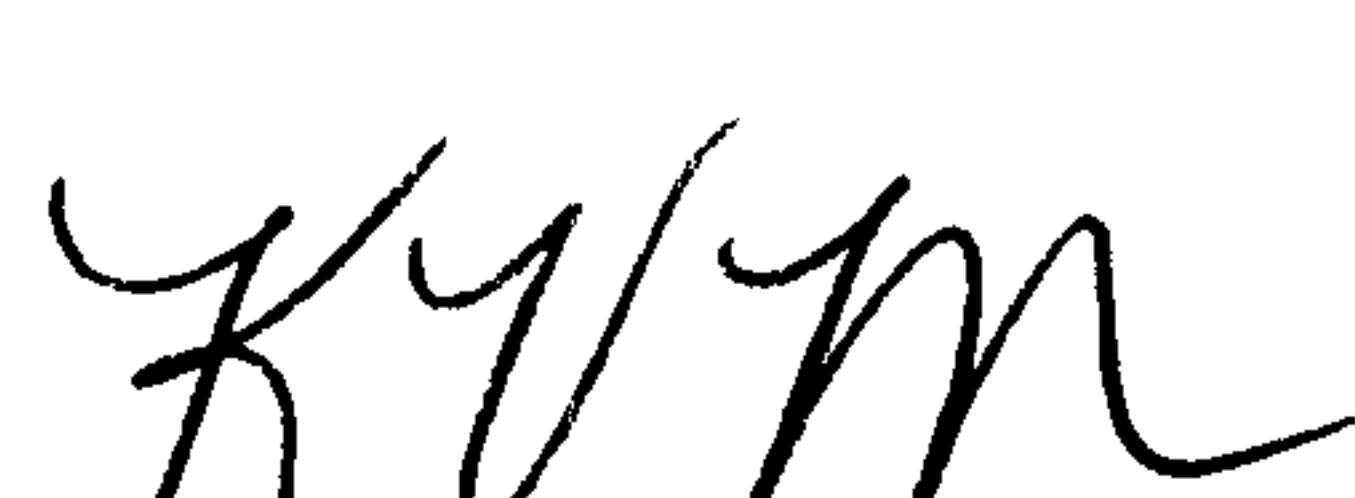
Subject to Covenants, Conditions and Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin) as set forth in the document recorded in Real 159, Page 770, in the Probate Office of Shelby County, Alabama.

Transmission Line Permit granted to Alabama Power Company as recorded in Deed Book 113, Page 229 and Deed Book 130, Page 229.

Easement to Plantation Pipe Line Company are recorded in Deed Book 112, Page 364 and Deed Book 112, Page 180.

\$158,170.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** 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 **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **October 24, 2007**.

Katheryn Mullins
Katheryn Mullins

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katheryn Mullins, whose name(s) was (were) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2007.

[Signature]
Notary Public

My Commission Expires: _____

(Seal)

Richard B. McClelland

My Commission Expires: 10/16/2010

