

Send Tax Notice To

Mark Arrington

Leigh Ann Arrington

420 Ramsgate Drive

Alabaster, Alabama 35007

Shelby County, AL 05/14/2008
State of Alabama

Deed Tax: \$3.50


This instrument prepared by:

G. Alan Smith, Esquire

2976 Pelham Parkway

Suite E2

Pelham, Alabama 35124


20080514000196930 1/1 \$14.50
Shelby Cnty Judge of Probate, AL
05/14/2008 01:02:28PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **Two Hundred Twenty Two Thousand Two Hundred & 00/100 Dollars (\$222,200.00)** to the undersigned grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **W.A. Jones Construction Co. Inc.**, herein referred to as grantor do grant, bargain, sell and convey unto **Mark L. Arrington and Leigh Ann Arrington, husband and wife**, herein referred to as Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainders and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 371 according to Map of Cedar Grove at Sterling Gate, Sector 2, Phase 12A, as recorded in Map Book 38, Page 45 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Easements and restrictions of record.

Subdivision restrictions recorded in Instruments 2007-70223000083620 and 2005-0524000253230 in Probate Office of Shelby County, Alabama.

Mining and mineral rights if not owned by Grantor.

\$218,767.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Such Property is conveyed subject to the following:

1. Any Ad valorem taxes due and payable. Any covenants and restrictions, easements, building lines and limitations of record.
2. **Subject property is not the homestead of the grantor's spouse.**

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 on 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) so for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our signatures and seals, this the 7th day of May, 2008.

WITNESS:



(Seal)

Arnold Jones, President

W. A. Jones Construction Co. Inc

(Seal)

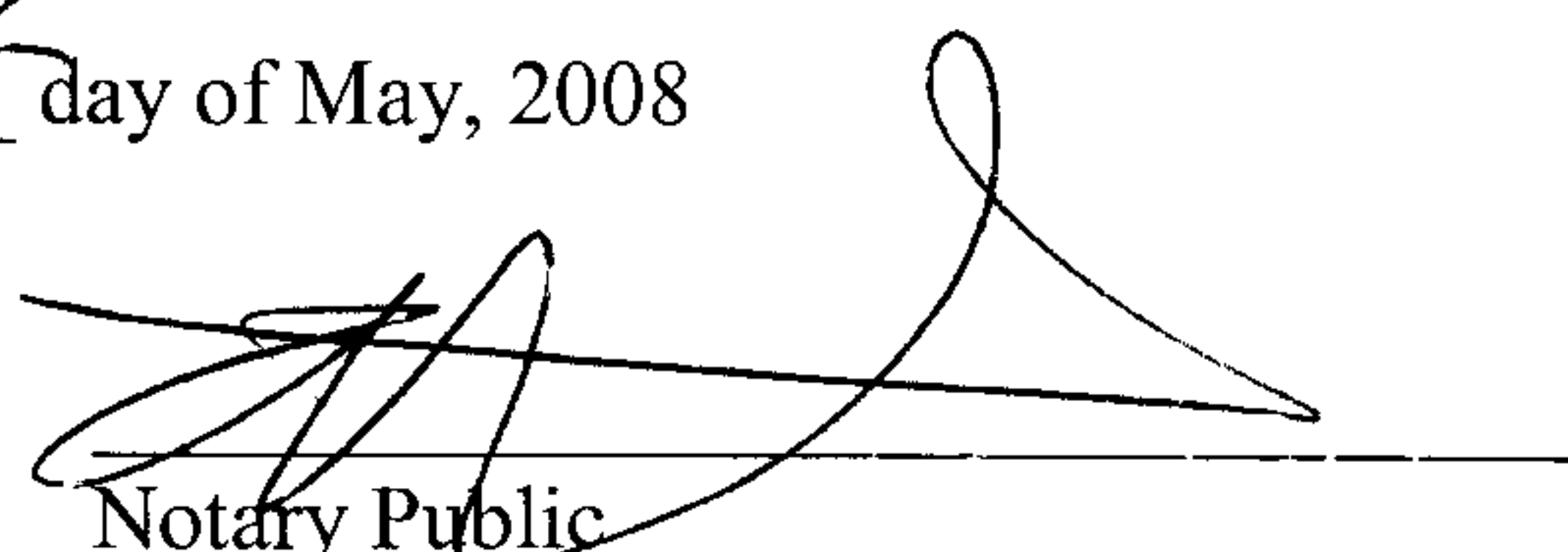
STATE OF ALABAMA)

)

SHELBY COUNTY)

I, Gary Alan Smith, a Notary Public in and for said County, in said State, hereby certify that **Arnold Jones, President, W.A. Jones Construction** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2008


Notary Public

My Commission Expires: 1-25-2012