
20100608000180730 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
06/08/2010 12:56:01 PM FILED/CERT

SEND TAX NOTICE TO:
Sean M. Hester and Sara Nichols
5157 Kirkwall Lane
Birmingham, Alabama 35242

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Shelby County, AL 06/08/2010
State of Alabama
Deed Tax : \$11.50

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby

That in consideration of **Two Hundred Seventy Seven Thousand Six Hundred dollars & no cents (\$277,600.00)**

To the undersigned grantor, **Jennings Properties and Investments, LLC** A limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Sean M. Hester, an unmarried man and Sara Nichols, an unmarried woman (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, towit:

**LOT 15, BLOCK 2, ACCORDING TO THE SURVEY OF KIRK WALL, A
SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 6, PAGE 152
A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2010 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.

\$266,510.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 6, Page 152 A&B.
5. 15' easement on the south side as shown on recorded Map Book 6, Page 152 A&B.
6. 10' easement on the north and west sides as shown on recorded Map Book 6, Page 152 A&B.
7. Right of Way to Alabama Power Company as recorded in Volume 20, Page 626 and Deed Vol. 307, Page 423.
8. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 316, Page 924.
9. 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 Misc. Volume 20, Page 159 and Misc. Volume 20, Page 629 in the official records of Shelby County.

**CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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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**, their heirs and assigns, that 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**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this June 4, 2010.

Jennings Properties and Investments, LLC, By: Ashley Lanier Jennings, Member

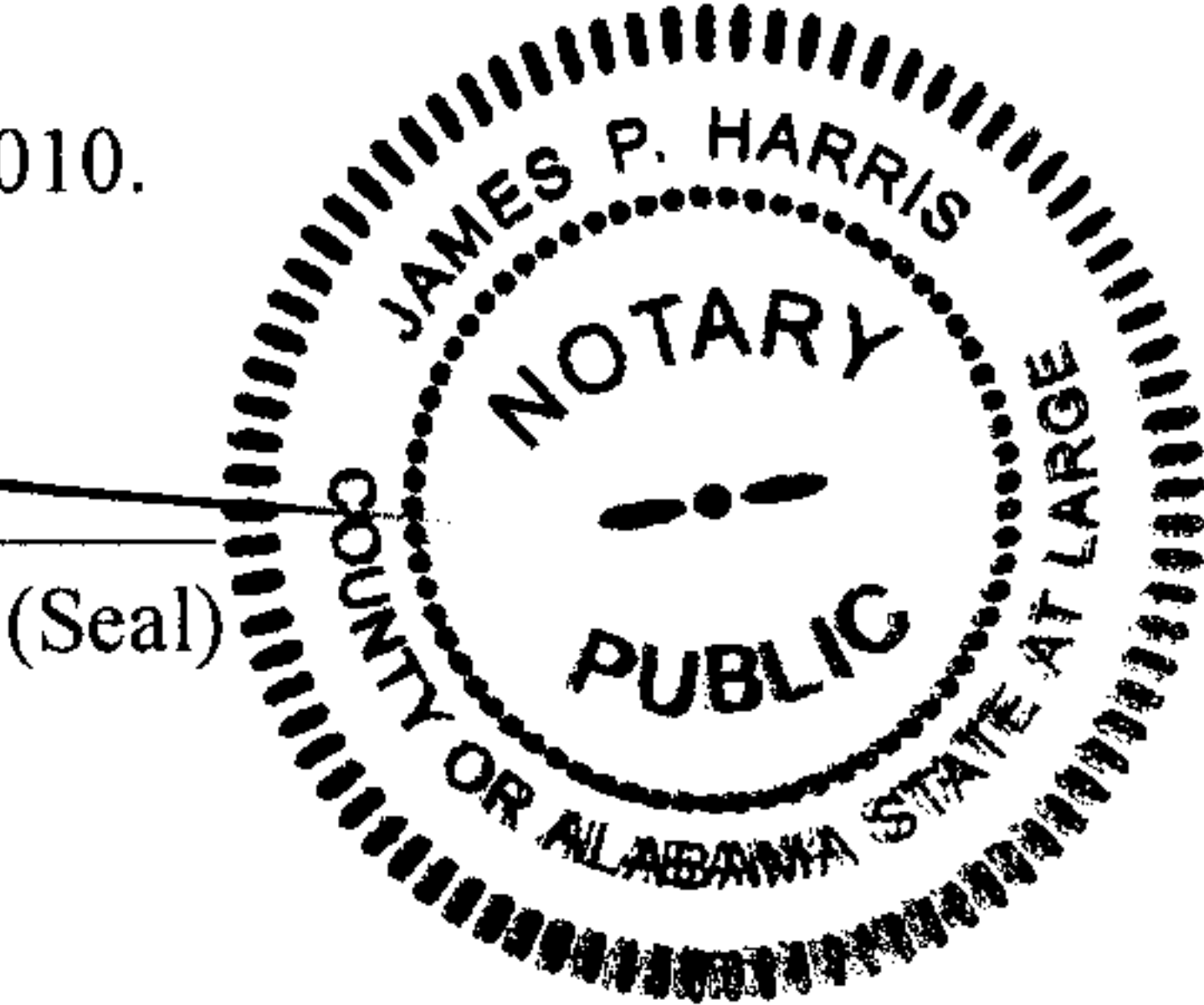
By: Ashley H Jennings, member
Ashley Lanier Jennings

STATE OF
COUNTY OF

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ashley Lanier Jennings** whose name as **Member**, of **Jennings Properties and Investments, LLC**, , a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 4th day of June, 2010.

[Signature]
Notary Public.
My Commission Expires: 4/6/2014



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