13010

20050817000424650 1/2 $15.00
Shelby Cnty Judge of Probate, AL
08/17/2005 03:45:56PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MICHAEL WASHINGTON, JR.
168 PENHALE PARK ROAD
HELENA, AL 35080

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 SIXTY EIGHT THOUSAND NINE HUNDRED DOLLARS and 00/100 ($168,900.00) to the undersigned grantor,TANGLEWOOD CORPORATION 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 MICHAEL WASHINGTON, JR. and TAMEKIA WASHINGTON, 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 16, according to the Survey of Penhale Park Subdivision Final Plat Lots 1 through 16, as recorded in Map Book 33, Page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. BUILDING LINES AND EASEMENTS OF RECORD.

3. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20040629000355430 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20040625000349580 AND INSTRUMENT 200405000349580 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

5. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN VOLUME 271, PAGE 739 AND 718 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. RIGHT OF WAY TO COLONIAL PIPELINE RECORDED IN VOLUME 267, PAGE 834 AND VOLUME 222, PAGE 209 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. EASEMENT FOR ROADWAY RECORDED IN REAL 108, PAGE 341 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. AGREEMENT WITH ALABAMA POWER COMPANY AND COLONIAL PIPELINE RECORDED IN REAL 386, PAGE 398 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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$168,900.00 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, TANGLEWOOD CORPORATION, by its CFO, STEVE O'NEIL who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of August, 2005.

TANGLEWOOD CORPORATION

By:_____
STEVE O'NEIL, CFO

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STEVE O'NEIL, whose name as CFO of TANGLEWOOD CORPORATION, a 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 1st day of August, 2005.

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

_____
Notary Public

My commission expires: 10.2.05