14923

20060920000465500 1/2 $189.00
Shelby Cnty Judge of Probate,AL
09/20/2006 08:32:23AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ROBERT A. FIELDS
2027 KERRY CIRCLE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED DOLLARS 00/100 ($174,900.00) DOLLARS to the undersigned grantor, **MB & C - KINSALE, LLC**, 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 **ROBERT A. FIELDS and JENNIFER L. FIELDS, 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 37, ACCORDING TO THE SURVEY OF AMENDED MAP OF KINSALE GARDEN HOMES, 1ST SECTOR, AS RECORDED IN MAP BOOK 35, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. MUNICIPAL IMPROVEMENTS, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.

3. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 34 PAGE 16.

4. 8 FOOT UTILITY EASEMENT ON FRONT LOT LINE AS PER PLAT.

5. 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 RECORDED IN INST. NO. 20040331000163160.

6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN INST. NO. 20041008000557170.

7. DISTRIBUTION EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 20050203000056380.

$0.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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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.

IN WITNESS WHEREOF, the said **J. HARRY BLALOCK** as **MEMBER** of **MB & C - KINSALE, LLC** , has hereunto subscribed his/her/their name on this the 8th day September of 2006.

MB & C - KINSALE, LLC

J. Harry Blalock

J. HARRY BLALOCK
MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **J. HARRY BLALOCK** , whose name as **MEMBER** of **MB & C - KINSALE, LLC,** , 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 .

Given under my hand this the 8th day September of 2006.

Notary Public

My commission expires: 9-27-09

ELIZABETH L. HENDERSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Shelby County, AL 09/20/2006
State of Alabama

Deed Tax:$175.00