

20081002000388430 1/2 \$91.50
Shelby Cnty Judge of Probate, AL
10/02/2008 08:04:13AM FILED/CERT

1/2 vA Lue¹ 77,200

Shelby County, AL 10/02/2008
State of Alabama

Deed Tax: \$77.50

SEND TAX NOTICE TO:
Creed Patrick McDaniel and Leslie
Elizabeth Schmitt
108 Cotton Circle
Vincent, Alabama 35178

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and No/100 Dollars (10.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Creed Patrick McDaniel, an unmarried man(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Creed Patrick McDaniel, an unmarried man and Leslie Elizabeth Schmitt, an unmarried woman**(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 25, ACCORDING TO THE SURVEY OF THE WILLOWS, PHASE ONE, AS RECORDED IN MAP BOOK 27, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

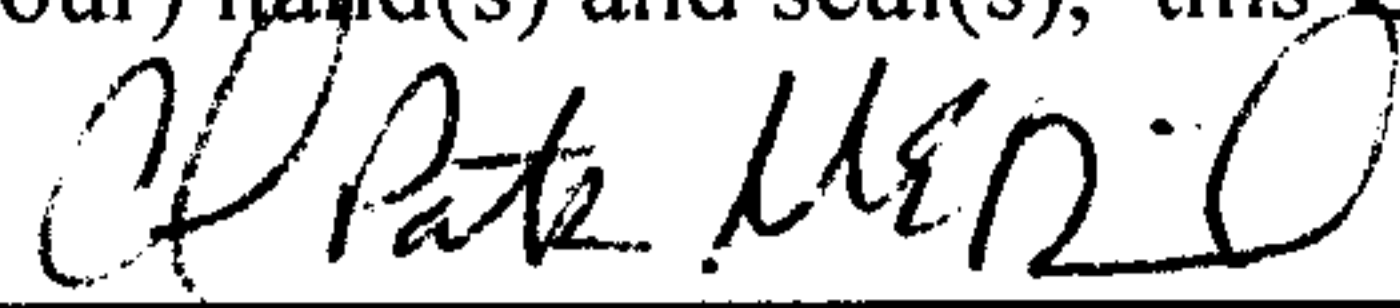
- 1 The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
- 2 Municipal improvements assessments and fire district dues against subject property, if any.
- 3 Title to all oil, gas and minerals within and underlying the premises, together with all 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.
- 4 Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 27, Page 62.
- 5 Permits to Alabama Power Company recorded in Deed Book 129, Page 173; Deed Book 185, Page 453 and Instrument 2001-42191.
- 6 Right of Way to Shelby County as recorded in Deed Book 170, Page 28.
- 7 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 Instrument 2000-36677 in the Probate Office of Shelby County, Alabama.

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 I (we) do 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.

JPW

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **October 01, 2008**



Creed Patrick McDaniel (Seal)

**STATE OF ALABAMA
JEFFERSON COUNTY**


General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Creed Patrick McDaniel, an unmarried man, 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 its executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **1st day of October, 2008.**



Notary Public.
(Seal)
My Commission Expires: 3/28/2011



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