

R09-17280

20090603000209860 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
06/03/2009 08:33:21 AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

KARL H. BULLOCK
151 CAMDEN COVE PARKWAY
CALERA, AL 35040

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 TWENTY NINE THOUSAND TWO HUNDRED FIFTY DOLLARS 00/100 (\$129,250.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **BRIAN S. POPE and STEPHANIE S. POPE, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **KARL H. BULLOCK and TAMMY BULLOCK**, (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 1, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Pages 33 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title: Instrument # 2000-28466

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
2. **RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP.**
3. **RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 1999-22218.**
4. **SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY.**
5. **COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INST. RECORDED IN INST. NO. 1999-10604 AND INST. NO. 1999-41873.**
6. **EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 48, PAGE 589.**
7. **PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 247, PAGE 839.**
8. **TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL 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.**

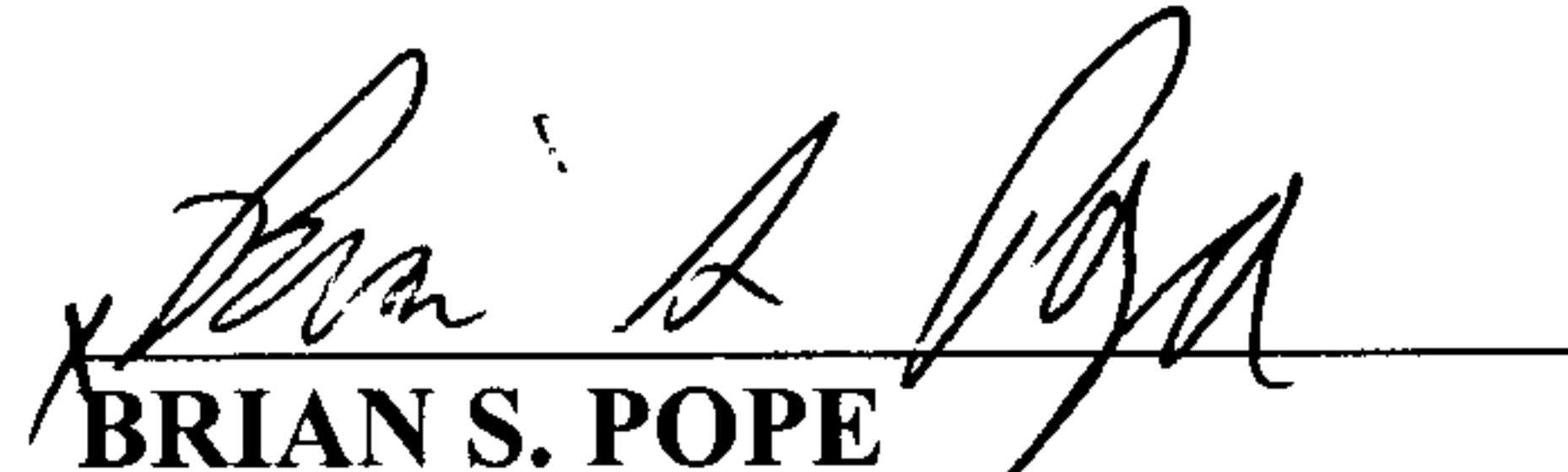
Shelby County, AL 06/03/2009
State of Alabama
Deed Tax : \$13.00

\$116,325.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **BRIAN S. POPE and STEPHANIE S. POPE**, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of May, 2009.


BRIAN S. POPE

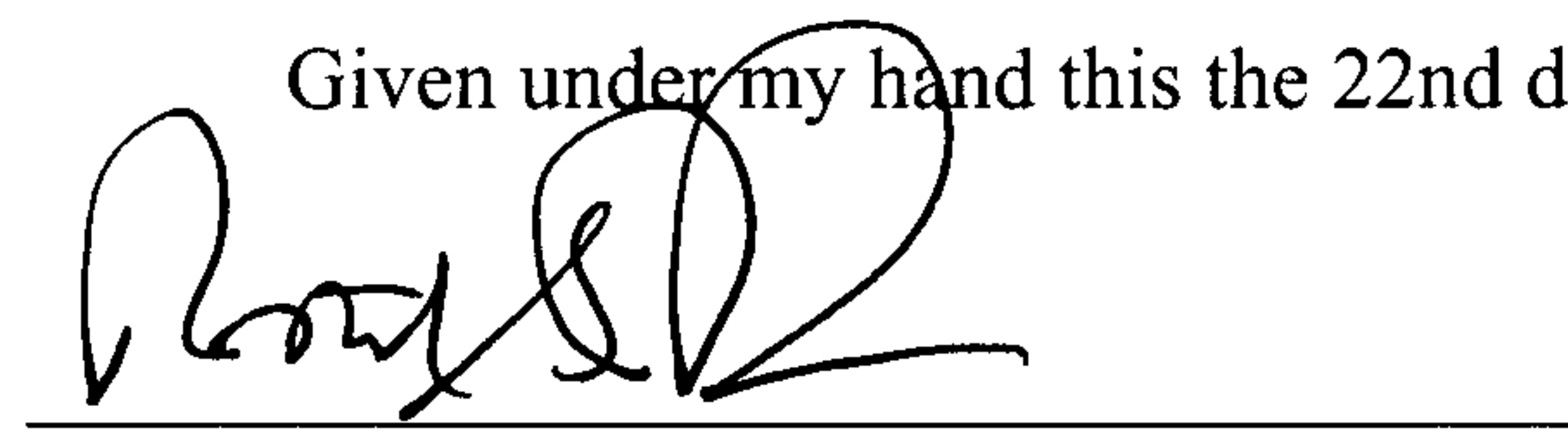

STEPHANIE S. POPE

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BRIAN S. POPE and STEPHANIE S. POPE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of May, 2009.


Notary Public

My commission expires: 7/16/10

