



20110818000242900 1/2 \$115.00  
Shelby Cnty Judge of Probate, AL  
08/18/2011 08:25:37 AM FILED/CERT

Tax Notices to:

FMV of PROPERTY: \$ 100,000<sup>00</sup>

Hugh D & Carol W Rickles  
1126 Dearing Downs Dr.  
Helena, AL 35283

This instrument was prepared by  
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**DOCUMENT PREPARED WITHOUT  
BENEFIT OF TITLE SEARCH OR  
SURVEY OR OPINION, PREPARED  
FROM DESCRIPTION PROVIDED  
BY GRANTOR.**

SOURCE OF TITLE: Deed

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**WARRANTY DEED WITH JOINT TENANTS AND RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, that Carol W. Rickles, hereafter known as Grantor, for and in consideration of five hundred (\$500.00) dollars and other valuable consideration, to Hugh Douglas Rickles and Carol W. Rickles, hereafter known as Grantee(s), in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, do hereby remise, release, and forever convey unto the said Grantees all of his/her right, title and interest in fee absolute as joint tenants with survivorship and to the following land lying and being in the County of Shelby, State of Alabama, and particularly described as follows, to-wit:

Lot 14, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136 in the Probate Office of Shelby County, Alabama.

Situated in the Town of Helena, Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto or in any wise appertaining or otherwise belonging, together with the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and also all the estate, right title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in and to the same and every part or parcel thereof, with the appurtenances;

**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, in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee. The Grantor covenants with the Grantees that the Grantor is lawfully seized in fee simple of said premises subject to existing mortgage known to all parties.

