

SEND TAX NOTICE TO:

(Name) PAUL MARK CARROLL & JANICE LEA CARROLL

(Address) 2244 MILL RUN CIRCLE  
BIRMINGHAM, ALABAMA 35226

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY-NINE THOUSAND FIVE HUNDRED AND NO/100 (\$89,500.00) --- DOLLARS

to the undersigned grantor, Dobbs Realty & Development Company, Inc. a corporation, (herein referred to as GRANTOR), 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

Paul Mark Carroll and wife, Janice Lea Carroll (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:  
Lot 11-A, according to a Resurvey of Lots 10 & 11, SETTLER'S COVE, as recorded in Map Book 15, Page 73, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1992 and subsequent years. 1992 taxes are a lien but not due and payable until October 1, 1992.
2. Any mineral right interest which might have invested in Jerry F. Colwell by reason of deed from Thomas A. Scott, individually and as sole owner of all the outstanding stock in Scott Investment Company, a defuncted corporation dated December 21, 1970, and recorded in Deed Book 327, Page 553, as to the SW 1/4 of SE 1/4, Section 15, Township 21 South, Range 2 West.
3. Easement to Gulf States Paper Corporation as recorded in Real Record 146, Page 694, and easement to James Thornton, as recorded in Real Record 150, Page 263, and rights of other parties in and to the use of said easement.
4. Restrictive Covenants as recorded in Real Record 211, Page 743, and as shown on recorded map, in Probate Office.
5. Agreement with Alabama Power Company recorded in Real Record 224, Page 188, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Real Record 224, Page 198, in Probate Office.
7. Permit to Alabama Power Company recorded in Real Record 224, Page 529, in Probate Office.
8. Title to minerals underlying the N 1/4 of NE 1/4 of SE 1/4 of Section 15, Township 21 South, Range 2 West, with mining rights and privileges belonging thereto.
9. 15-foot bridle paths along the South side of said lot and easement of varying width along East side of said lot as shown on recorded map.
10. 75-foot building set back line from Settler's Ridge and easement within said set back line, as shown on recorded map.

\$71,600.00 paid from mortgage executed 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 said GRANTEES, their heirs and assigns, that 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Homer L. Dobbs, Sr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of October 1991

ATTEST:

STATE OF ALABAMA  
COUNTY OF SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

DOBBS REALTY & DEVELOPMENT COMPANY, INC.

By Homer L. Dobbs, Sr. President

91 OCT 4 3:02 PM

STATE OF ALABAMA  
COUNTY OF SHELBY

JUDGE OF PROBATE

1. Deed Tax	\$ 18.00
2. Adm. Tax	\$ 0.00
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 24.50

I, the undersigned authority State, hereby certify that Homer L. Dobbs, Sr.

whose name as President of Dobbs Realty & Development Company, Inc. 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 4th

day of October

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Peggy J. Linton  
Notary Public