## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA **COUNTY OF SHELBY** 

That in Grantor, <u>Jamos</u>	consideration of South N. Cartoll and Bo	47,500.00 etty L. Carrol	to the undersigned l dba J B J
Constr	uction LLC		
in hand paid by the	Grantees herein, the receipt o	f which is hereby acknow	vledged, the said Grantor does by
these presents gran	t, bargain, seil and convey unt	a Charles V	Cilmonth and
anese hiesenes Kran	r' balkani' sen mis couvel an	o chartes v	, Gilleath and
			(herein referred to as Grantees)

Lot 44, in Block 2, according to the Survey of Morwick Porest, Third Sector, Second Phase, as recorded in Map Book 23, Page 121, in the Probate Office of Shelby County, Alabama.

Described property is currently a vacant lot and not to immediately become the homestead of Grantees.

> Subject to taxes for the year 2000 and subsequent years, casements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

> \$42,750.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their toint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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, 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, who is authorized to execute this conveyance. day of April has hereto set its signature and seal, this the 28 . 2000

By Arrivor Grantor Grantor

STATE OF ALABAMA COUNTY OF SHELBY

> I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James N. Carroll and Betty L. Carroll, Husband and Wife dba J B J Construction, LLC.

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 size executed the same voluntarily on the day the same bears date.

Given under my hand and official scal, this 28 day of April , 2009

Commission Expires.

THIS INSTRUMENT PREPARED BY:

Kevin Hays and Associates, P.C. 100 Concourse Parkway, Suite 101 Birmingham, Alabama 35244

SEND TAX NOTICES TO:

Charles Gilreath 128 Roy Court Helena, AL 35080