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Inst # 2002-09466

02/27/2002-09466
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 40.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

WILLIAM FRANK STACEY
1210 DUNHAM CIRCLE
HELENA, AL 35080

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 THIRTY ONE THOUSAND NINE HUNDRED and 00/100 (\$131,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAVID P. CARLTON and WILDA T. CARLTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WILLIAM FRANK STACEY and GINGER R. STACEY, HUSBAND AND WIFE, (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 10, ACCORDING TO THE SURVEY OF DUNHAM FARMS, AS RECORDED IN MAP BOOK 6, PAGE 39, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN MISC. BOOK 10, PAGE 579.
3. 35 FOOT MINIMUM BUILDING SETBACK LINE FROM DUNHAM CIRCLE AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
4. RIGHT OF WAY TO SOUTH CENTRAL BELL AND ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 292, PAGE 107.
5. 7.5 FOOT UTILITY EASEMENT OVER THE EAST SIDE OF SAID LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
6. RIGHT OF WAY TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 291, PAGE 437.
7. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE & TELEGRAPH CO., AS RECORDED IN DEED BOOK 299, PAGE 899.

DAVID P. CARLTON AND DAVID PAUL CARLTON ARE ONE AND THE SAME PERSON.

\$105,500.00 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, DAVID P. CARLTON and WILDA T. CARLTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of February, 2002.

David P. Carlton, Acting by and through his attorney in fact,
DAVID P. CARLTON, ACTING BY AND THROUGH HIS ATTORNEY IN FACT, WILDA CARLTON

Wilda T. Carlton

WILDA T. CARLTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILDA T. CARLTON, HUSBAND AND WIFE, 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 15th day of February, 2002.

[Signature]

Notary Public

My commission expires: 9.29.02

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that WILDA CARLTON, whose name as Attorney in Fact for DAVID P. WOOD, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 15th day of February, 2002.

[Signature]

Notary Public

My commission expires: 9.29.02

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SHELBY COUNTY
NOTARY PUBLIC
10.50