

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20021017000508590 Pg 1/1 66.00  
Shelby Cnty Judge of Probate, AL  
10/17/2002 11:01:00 FILED/CERTIFIED

STATE OF ALABAMA  
County of SHELBY  
Presents:

Send Tax Notice To:  
BEVERLY TIDWELL and ROWDY TIDWELL  
113 KINGSLEY COURT  
ALABASTER, ALABAMA 35007

That in consideration of  
THAT IN CONSIDERATION OF **Two Hundred Seventy-Five Thousand and 00/100 DOLLARS (275,000.00)**  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
we,

JAMES N. CARROLL, A MARRIED MAN  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
BEVERLY TIDWELL and ROWDY TIDWELL  
(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 55, BLOCK 2, ACCORDING TO THE SURVEY OF NORWICK FOREST, THIRD SECTOR, SECOND  
PHASE, AS RECORDED IN MAP BOOK 23, PAGE 121, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.**

**THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.**

**Subject to Easements, Restrictions and rights of way of record.**

\$220,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed  
simultaneously herewith.

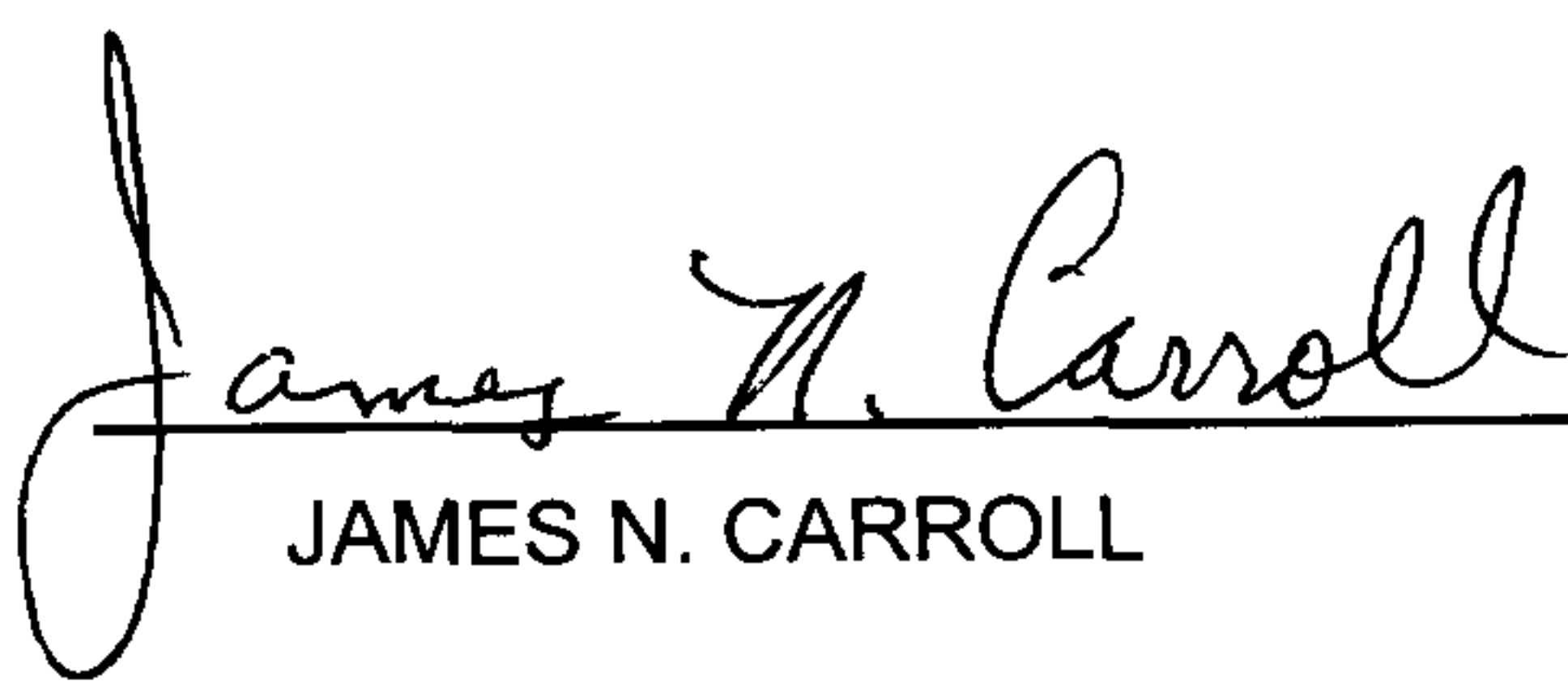
To Have And To Hold unto the said Grantees BEVERLY TIDWELL and ROWDY TIDWELL as joint tenants, with right of  
survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy  
hereby created is severed or terminated during the 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, 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, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 2nd day of October,  
2002.

WITNESS:

\_\_\_\_\_(Seal)

  
JAMES N. CARROLL

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

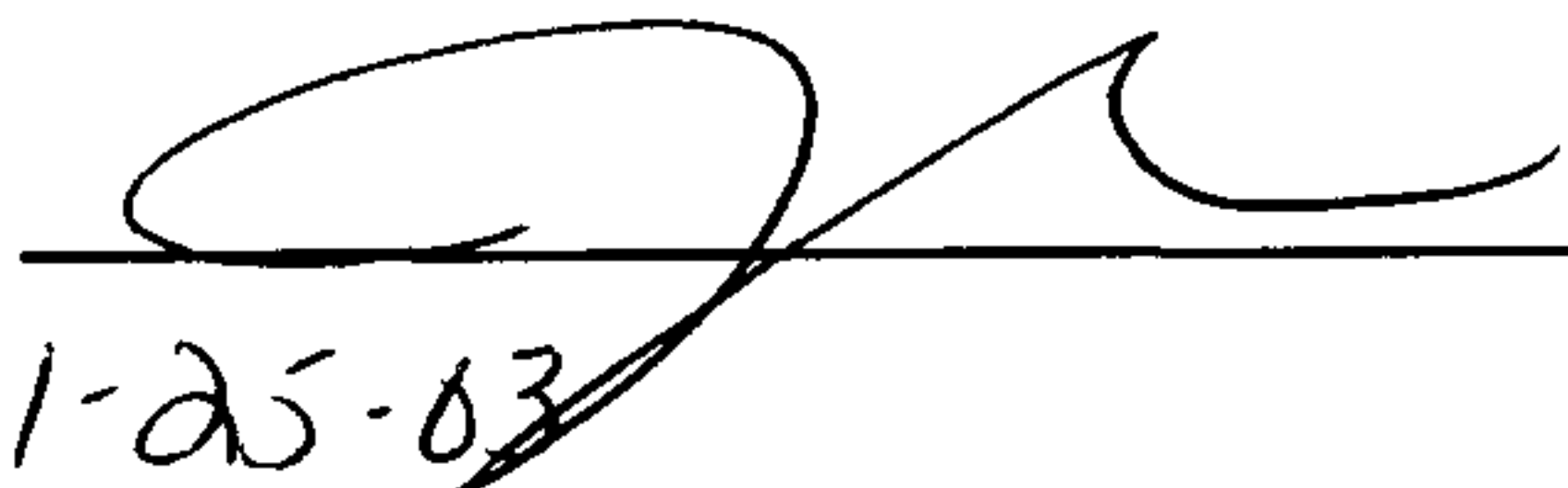
\_\_\_\_\_(Seal)

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, A MARRIED MAN 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  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October A.D., 2002.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1-25-03



59887  
PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216