

This instrument was prepared by:  
David P. Condon  
Moss & Condon, L.L.C.  
300 Union Hill Drive, Suite 200  
Birmingham, Alabama 35209


Send tax notice to:  
James D. Carmichael, Jr.  
695 Signal Valley Trail  
Chelsea, Alabama 35043

PLEASE RETURN TO:  
MOSS & CONDON, LLC  
300 UNION HILL DRIVE, SUITE 200  
BIRMINGHAM, AL 35209

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

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**

  
20040204000056610 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
02/04/2004 08:59:00 FILED/CERTIFIED

That in consideration of **Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Jeff Webb and his wife, Kayler Webb**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**James D. Carmichael, Jr. and Vicki J. Carmichael**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**See Attached Exhibit "A" Hereto and Incorporated Herein**

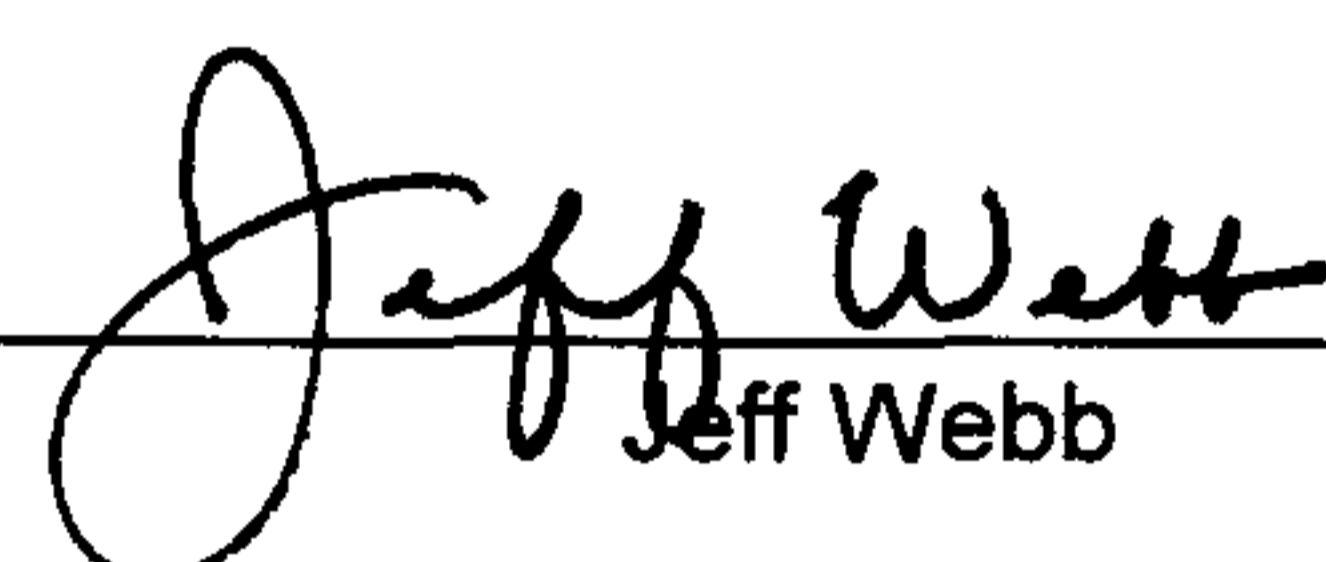

\$336,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.  
\$84,000.00 of the proceeds come from a second mortgage recorded simultaneously herewith

- Subject to:
- (1) 2004 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantors; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 29th day of January, 2004.

 (Seal)  (Seal)  
Jeff Webb Kayler Webb

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jeff Webb and Kayler Webb whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2004.

  
Notary Public: David P. Condon  
My Commission Expires: 2-12-06

## EXHIBIT "A"

Lot 1, according to the Survey of Summers Subdivision as recorded in Map Book 23, Page 32, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and Except:

Part of Lot No. 1 of said Summers Family Subdivision being more particularly described as follows to-wit; Commence at a corner in place accepted as the Southwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the Southwest corner of said Lot No. 1 of said subdivision; thence proceed North 00 degrees 11 minutes 52 seconds West along the West boundary of said quarter-quarter Section and along the West boundary of said Lot No. 1 for a distance of 690.42 feet to a 1/2" rebar in place being the Northwest corner of said Lot No. 1; thence proceed North 89 degrees 15 minutes 06 seconds East along the North boundary of said Lot No. 1 for a distance of 310.0 feet to the point of beginning. From this beginning point continue North 89 degrees 15 minutes 06 seconds East along the North boundary of said Lot No. 1 for a distance of 10.0 feet to the Northeast corner of said Lot No. 1; thence proceed South 30 degrees 04 minutes 52 seconds East for a distance of 184.50 feet to a point on the centerline of a 60 foot ingress and egress easement as shown by deed on record in the Office of the Judge of Probate of Shelby County, Alabama in Deed Reference 1996-10930; thence Southwesterly along the centerline of said easement for a chord bearing and distance of South 18 degrees 03 minutes 41 seconds West, 82.63 feet; thence proceed North 17 degrees 53 minutes 28 seconds West for a distance of 250.18 feet to the point of beginning.

JRW  
KW