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20050628000318840 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/28/2005 11:18:23AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

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

DAVID C. MILLER  
2842 BRIDLEWOOD TERRACE  
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 SIXTY FOUR THOUSAND SEVEN HUNDRED DOLLARS and 00/100 (\$164,700.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHRISTINE N. WELCH, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID C. MILLER and WENDY L. MILLER, 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 35, ACCORDING TO THE MAP OR SURVEY OF BRIDLEWOOD PARC SECTOR TWO, AS RECORDED IN MAP BOOK 17, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. 7.5 FOOT EASEMENT ALONG EAST LOT LINE AND REAR LOT LINE AS PER PLAT.
3. BUILDING SETBACK LINES OF 20 FEET AS RECORDED IN MAP BOOK 17, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 184, PAGE 408; DEED BOOK 109, PAGE 577 AND DEED BOOK 109, PAGE 581.
5. EASEMENT TO PLANTATION PIPE LINE COMPANY AS RECORDED IN DEED BOOK 112, PAGE 277 AND DEED BOOK 180, PAGE 423, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO SOUTHERN NATURAL GAS CORPORATION AS RECORDED IN DEED BOOK 91, PAGE 47; DEED BOOK 90, PAGE 443 AND DEED BOOK 90, PAGE 473 AND AS SHOWN ON SURVEY OF KENNETH B. WEYGAND, RLS #11768 DATED AUGUST 6, 1991, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- 7. EASEMENT TO V.B. CURRIE AS RECORDED IN DEED BOOK 139, PAGE 216; DEED BOOK 139, PAGE 204 AND DEED BOOK 139, PAGE 206, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 8. SUBJECT TO COVENANT AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1994-4952, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 9. COVENANT FOR STORM WATER RUNOFF CONTROL AS RECORDED IN INSTRUMENT NO. 1993-40630.

\$131,760.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$32,940.00 of the consideration herein was derived from a second 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, CHRISTINE N. WELCH, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 17th day of June, 2005.

*Christine N. Welch*  
*by her attorney in fact David Emory*  
 CHRISTINE N. WELCH  
 BY HER ATTORNEY IN FACT DAVID EMORY

STATE OF ALABAMA )  
COUNTY OF SHELBY )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID EMORY whose name(s) as attorney in fact for CHRISTINE N. WELCH, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17<sup>TH</sup> day of JUNE, 2005.

*[Signature]*  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 10-2-05

