



20050912000470390 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/12/2005 11:15:05AM FILED/CERT

This instrument was prepared by

A, Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

SEND TAX NOTICE TO:

Pamela Childers
James Childers
Lot 266 Shadow Oaks Estates
Wilsonville, AL 35118

File #0805-37

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty-Seven Thousand Nine Hundred and 00/100 (\$47900) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Hidden Ridge Estates, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James Childers and Pamela Childers** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

Lot 226, according to the Survey of Shadow Oaks Estates 2nd Sector, as recorded in Map Book 33, page 149, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2004, which constitutes a lien, but are not yet due and payable until October 1, 2005.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, which would be disclosed by an accurate survey and inspection of the premises.
3. Access for purposes of ingress and egress to and from individual tracts or parcels may be limited or denied. Access for purposes of the final policy is not insured, unless tracts above public rights of way and access will be limited along those roadways.
4. Building lines as shown by recorded map.
5. Easements as shown by recorded map.
6. Restrictions as shown by recorded map.
7. No further subdivision of lots as restricted by recorded map.
8. Mineral and mining rights and rights incident thereto recorded in Instrument #1997-9552.
9. Underground Communication Line Easement recorded in Instrument #2000-0007.
10. Public Road Easement to Shelby County as recorded in Instrument #1999-25487.
11. Restrictions or Covenants appearing of record in Instrument #20041014000568940 and Instrument #20040714000509240.
12. Easement to Alabama Power Company recorded in Instrument #20040629000354900.
13. Rights or claims of parties other than Insured in actual possession of any or all of the property.

14. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments.
15. Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after the Date of Policy, not shown by the public records.

\$47900 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

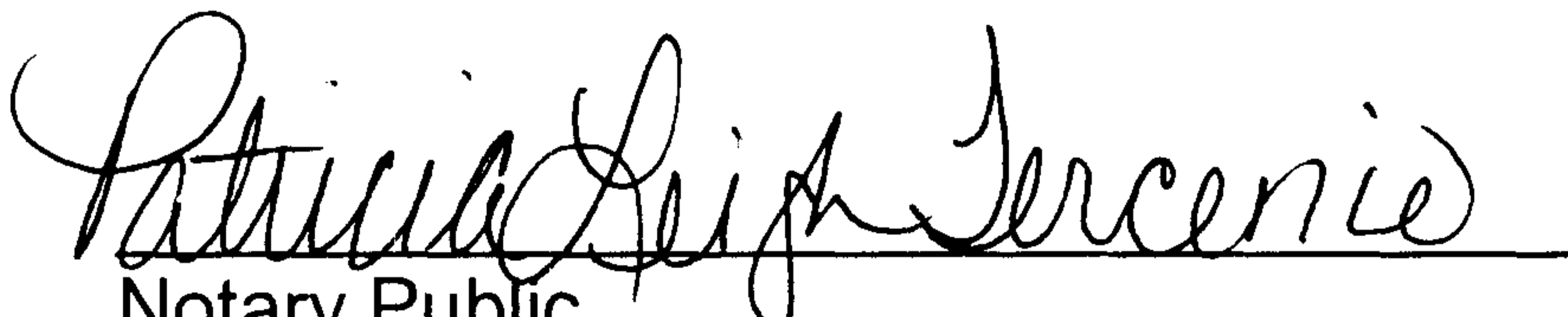
IN WITNESS WHEREOF, I/(we), **Hidden Ridge Estates, LLC**, have hereunto set my (our) hand(s) and seal(s) this **30th** day of **August, 2005**.

 (SEAL)
Hidden Ridge Estates, LLC

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William F. Spradlin, as Managing Partner of Hidden Ridge Estates, 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/SHE/THEY does have the authority under said Articles of Incorporation to executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **30th** day of **August, 2005**.


Notary Public
My commission expires 27707