13302

20051003000514580 1/2 $198.00
Shelby Cnty Judge of Probate,AL
10/03/2005 03:31:07PM FILED/CERT

(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:

KEVIN M. HUMPHREY
156 PENHALE PARK ROAD
HELENA, AL 35080

Shelby County, AL 10/03/2005
State of Alabama

Deed Tax:$184.00

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 EIGHTY THREE THOUSAND NINE HUNDRED DOLLARS and 00/100 ($183,900.00) to the undersigned grantor, TANGLEWOOD CORPORATION in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto KEVIN M. HUMPHREY and LAUREN KELLY FAULKNER, (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 13, according to the Survey of Penhale Park Subdivision Final Plat Lots 1 through 16, as recorded in Map Book 33, Page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. BUILDING LINE(S) AS SHOWN BY RECORDED MAP.

3. EASEMENT(S) AS SHOWN BY RECORDED MAP.

4. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN INST. NO. 20040629000355430.

5. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 20040625000349580.

6. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN VOLUME 271, PAGES 739 AND 718.

7. RIGHT OF WAY TO COLONIAL PIPELINE, RECORDED IN VOLUME 267, PAGE 834 AND VOLUME 222, PAGE 209.

8. EASEMENT FOR ROADWAY RECORDED IN REAL 108, PAGE 341.

9. AGREEMENT WITH ALABAMA POWER COMPANY AND COLONIAL PIPELINE RECORDED IN REAL 386, PAGE 398.

10. RESTRICTIONS OR COVENANTS RECORDED IN INST. 200405000349580.

11. COAL, OIL, GAS AND OTHER MINERAL INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.

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$183,900.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, TANGLEWOOD CORPORATION, by its PRESIDENT, REBECCA B. HARRIS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of September, 2005.

TANGLEWOOD CORPORATION

By: Rebecca B Harris
REBECCA B. HARRIS, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that REBECCA B. HARRIS, whose name as PRESIDENT of TANGLEWOOD CORPORATION, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 28th day of September, 2005.

Notary Public

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

My commission expires: 9.29.06