

13370

20051019000544360 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/19/2005 02:36:55PM 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

JOEL D. TILLER  
1416 HILLSPUN ROAD  
ALABASTER, AL 35007

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 FIFTY FOUR THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$154,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JEFFREY G. CARROLL, AN UNMARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOEL D. TILLER and BRANDY E. TILLER, 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:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SAID CORNER OF LOT 49, ACCORDING TO THE SURVEY OF SECOND SECTOR, PORT SOUTH, AS RECORDED IN MAP BOOK 6, PAGE 37, IN THE PROBATE RECORD ROOM, SHELBY COUNTY, FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 21 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 49, FOR 122.55 FEET; THENCE SOUTH 15 DEGREES 27 MINUTES 03 SECONDS WEST FOR 147.73 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 64; THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 12 MINUTES 59 SECONDS AND A RADIUS OF 1602.47 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 62 DEGREES 35 MINUTES 21 SECONDS EAST AND A CHORD DISTANCE OF 313.20 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID RIGHT OF WAY FOR AN DISTANCE OF 313.70 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2, ACCORDING TO THE SURVEY OF KINGWOOD, AS RECORDED IN MAP BOOK 6, PAGE 40, IN THE PROBATE RECORD ROOM, SHELBY COUNTY, ALABAMA; THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, FOR 194.85 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 55, PAGE 454.
3. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 271, PAGE 745.
4. EASEMENT TO PLANTATION PIPELINE COMPANY RECORDED IN DEED BOOK 91, PAGE 231.
5. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN BOOK 293, PAGE 334; AND DEED BOOK 320, PAGE 887.

6. RIGHT OF WAY TO ALABAMA POWER COMPANY AND SOUTHERN BELL  
TELEPHONE AND TELEGRAPH AS RECORDED IN DEED BOOK 317, PAGE 272.

\$123,920.00 of the consideration herein was derived from a mortgage closed  
simultaneously herewith.

\$30,980.00 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, JEFFREY G. CARROLL, AN  
UNMARRIED MAN, have hereunto set his, her or their signature(s) and seal(s), this the 30th day  
of September, 2005.

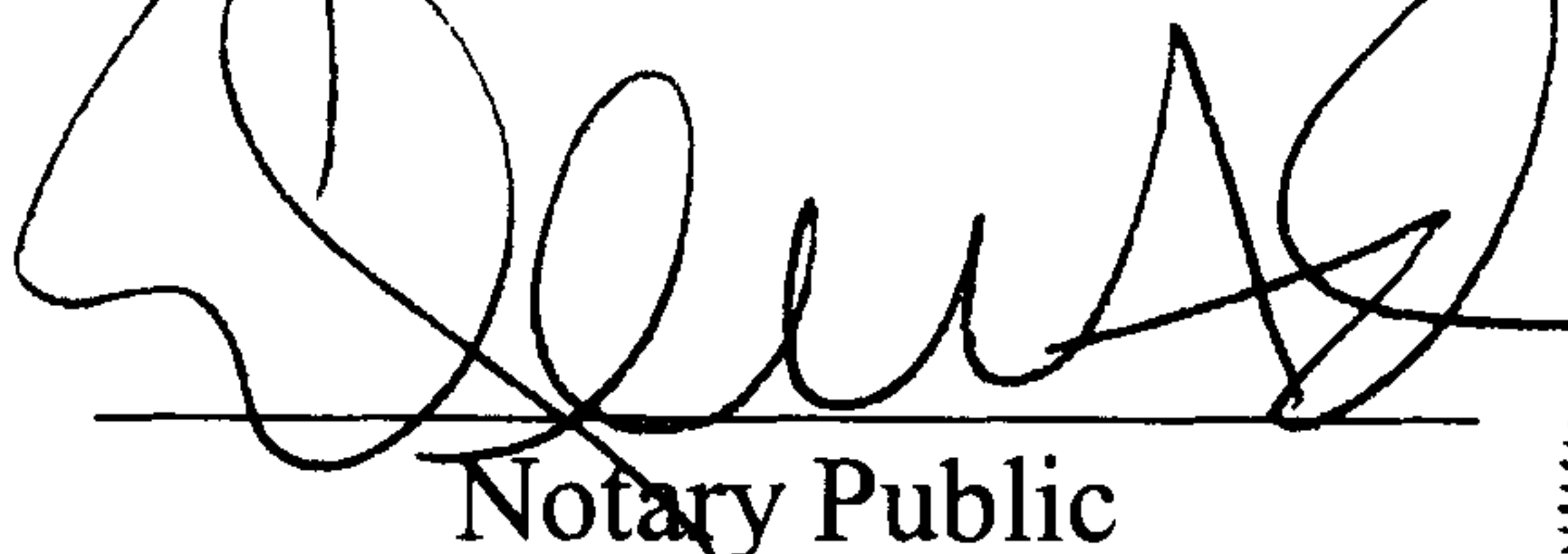
  
JEFFREY G. CARROLL

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that  
JEFFREY G. CARROLL, AN UNMARRIED 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, she, or they executed the same voluntarily on the day the same  
bears date.

Given under my hand this the 30th day of September, 2005.

  
Notary Public

My commission expires: 10.2.05

