

This instrument was prepared by:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253


**SEND TAX NOTICE TO:**

Michael B. Carey & Marina T. Carey  
420 Perkins Landing  
Columbiana, Alabama 35051

Form 1-1-27 Rev 1-66

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

**STATE OF ALABAMA  
SHELBY COUNTY**

  
20051110000590800 1/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
11/10/2005 01:34:15PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Eighty Nine Thousand Dollars and No 00/100 (\$89,000.00), paid by **Mortgage in the amount of Seventy-One Thousand Two Hundred Dollars and No 00/100 (\$71,200.00)** filed at the same time as this deed, to the undersigned grantor, Quinton M. Guin, a unmarried man, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto Michael B. Carey and Marina T. Carey, a married couple, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate in Jefferson County.

**SEE EXHIBIT "A" ATTACHED HERETO AS LEGAL DESCRIPTION**

Situated in Shelby County, Alabama.

**Subject To:**

1. Any encroachments, easements, party walls, conflicts in boundary lines, shortage of variation in area or measurements, and/or any facts that a correct survey and/or a physical inspection of the premises would disclose.
2. Pending disbursement of the full proceeds of the loan secured by the Deed of Trust insured herein, this policy insures only to the extent of the amount actually dispersed, but increases as each disbursement is made, in good faith, and without knowledge of any defects in or objection to title, up to the face amount of the policy.
3. Minerals and Mining rights are neither guaranteed nor insured.
4. Easements, restrictions and right of way in record.

Shelby County, AL 11/10/2005  
State of Alabama

Deed Tax: \$18.00

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 4<sup>th</sup> day of November, 2005.

[Signature]  
Witness

[Signature]  
Quinton M. Guin

STATE OF ALABAMA  
JEFFERSON COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Quinton M. Guin, a UNMARRIED man individually whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 4<sup>th</sup> day of November, 2005.

My Commission Expires

3-31-2006

[Signature]  
Notary Public

  
20051110000590800 2/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
11/10/2005 01:34:15PM FILED/CERT




**PROPERTY DESCRIPTION:**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

FROM A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 25, WHERE THE SAME INTERSECTS THE WEST LINE OF THE NW 1/4 OF THE SW 1/4, SECTION 14, TOWNSHIP 22, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, RUN THENCE NORTH 72 DEGREES 48 MINUTES EAST ALONG SAID LINE OF SAID ROAD FOR 360.00 FEET TO AN IRON PIN HERETOFORE SET AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 0 DEGREES 57 MINUTES EAST FOR 619.5 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN RAILROAD COMPANY PROPERTY; RUN THENCE SOUTH 78 DEGREES 13 MINUTES EAST ALONG SAID RAILROAD RIGHT OF WAY LINE FOR 411.2 FEET TO A POINT; RUN THENCE SOUTH 0 DEGREES 57 MINUTES WEST FOR 409.8 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY NO. 25; RUN THENCE SOUTH 72 DEGREES 48 MINUTES WEST ALONG SAID LINE FOR 425.0 FEET TO THE POINT OF BEGINNING AND LYING IN THE W 1/2 OF THE SE 1/4, SECTION 14, TOWNSHIP 22, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

A LOT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE NW 1/4 OF THE SE 1/4, SECTION 14, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS; FROM A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25, WHERE THE SAME IS INTERSECTED BY THE WEST LINE OF THE NW 1/4 OF THE SE 1/4, SECTION 14, TOWNSHIP 22 SOUTH, RANGE 2 WEST; RUN NORTH 72 DEGREES 48 MINUTES EAST ALONG SAID LINE OF SAID HIGHWAY FOR 360 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND NOW OWNED BY DANNY HILYER, AND THE POINT OF BEGINNING OF SUBJECT PARCEL OF LAND; FROM SAID POINT THUS ESTABLISHED, CONTINUE SAID COURSE ALONG SAID LINE OF SAID ROAD FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 57 MINUTES EAST FOR 350 FEET; RUN THENCE SOUTH 72 DEGREES, 48 MINUTES WEST FOR 200 FEET TO A POINT ON THE WEST LINE OF SAID HILYER LOT; RUN THENCE SOUTH 00 DEGREES 57 MINUTES WEST ALONG SAID WEST LINE OF HILYER LOT FOR 350 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.

  
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