20060103000001700 1/3 $26.50
Shelby Cnty Judge of Probate, AL
01/03/2006 11:45:22AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

A. Scott Roebuck
Attorney at Law
1722 - 2nd Avenue North
Bessemer, Alabama 35020

SEND TAX NOTICE TO:

THOMAS J. MCQUILLAN

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **FIFTY FOUR THOUSAND DOLLARS and 00/100 ($54,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, **JIM GAMBLE, AN UNMARRIED MAN** (herein referred to as GRANTOR) do hereby grant, bargain, sell and convey unto **THOMAS J. MCQUILLAN and SHERRI A. MCQUILLAN, HUSBAND AND WIFE** (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE ATTACHED SCHEDULE "A"

Subject to:

1. **Taxes and assessments for the year 2006 and subsequent years.**
2. **Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.**
3. **Rights of others to use the 60 foot easement described in Schedule C herein.**
4. **Public utilities easements servicing subject property.**

$44,879.00 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 I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/03/2006
State of Alabama

Deed Tax:$9.50

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IN WITNESS WHEREOF, the said GRANTOR, **JIM GAMBLE**, has hereunto set his signature and seal, this the **15th** day of **December, 2005.**

JIM GAMBLE

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JIM GAMBLE**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this the **15th** day of **December, 2005.**

Notary Public

My commission expires: 5-30-07

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EXHIBIT "A"

Commence at the Northwest corner of the NE1/4 of the NW1/4 of Section 27, Township 20, Range 4 West, Shelby County, alabama, and run thence East along the North line of said quarter-quarter a distance of 51.00 feet to a found old steel corner and the POINT OF BEGINNING of the property being described; thence run South 00 degrees 00 minutes 00 seconds east along the North line of same said quarter-quarter line a distance of 407.42 feet to a rebar corner; thence run South 02 degrees 02 minutes 39 seconds West a distance of 60.0 feet to a rebar corner; thence continue South 02 degrees 02 mintues 39 seconds west a distance of 283.40 feet to a steel rebar corner; thence run South 36 degrees 28 minutes 47 seconds West a distance of 128.30 feet to a steel corner ont eh Northeasterly margin of Brown Street; thence run North 43 degrees 26 minutes 00 seconds West along said margin of said street a distance of 81.65 feet to a found steel corner; thence run North 50 degrees 00 minutes 00 seconds West along said margin of said street a distance of 209.00 feet to a steel corner thence run north 22 degrees 06 minutes 35 seconds West crossing said Brown Street twice a distance of 272.79 feet to the point of beginning; being situated in Shelby County, Alabama.
Less and except any portion of Brown Street.

Also the reservation of a 60 foot wide easement for ingress and egress along the North line of subject property described as follows:
Commence at the Northwest corner of the NE1/.4 of the NW1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, and run thence East along the North line of said quarter-quarter a distance of 51.00 feet to the point of beginning of the easement being described; thence continue East a distance of 934.30 feet to a point; thence run South a distance of 60 feet to a point; thence run West a distance of 909.92 feet to a point; thence run North 22 degrees 06 minutes 35 seconds West a distance of 64.76 feet to the point of beginning and the end of easement.