


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:  
Richard L. Metcalf & Carla J. Metcalf  
2415 Chandawood Circle  
Pelham, AL 35124

Form 1-1-27 Rev 1-66

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

  
20060406000159220 1/2 \$51.00  
Shelby Cnty Judge of Probate, AL  
04/06/2006 12:54:37PM FILED/CERT

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Eighty Five Thousand Dollars and no 00/100 (\$185,000.00), paid by **Mortgage in the amount of One Hundred Forty Eight Thousand Dollars and no 00/100 (\$148,000.00)** filed at the same time as this deed, to the undersigned grantor, Todd R. Wallace, a single 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 Richard L. Metcalf and Carla J. Metcalf, 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 Shelby County.

**Lot 228, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, Page 49, in the Probate Office of Shelby County, Alabama.**

Situated in Shelby County, Alabama.

**Subject To:**

1. Building line(s) as shown by recorded map.
2. Easement(s) as shown by recorded map.
3. Agreement as recorded in Misc. Volume 32, page 763, in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Misc. Volume 25, Page 747; Misc. Volume 24, page 886 and 890, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
5. Agreement with Alabama Power Company recorded in Misc. Volume 25, page 742, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Alabama Power Company by instrument recorded in Volume 312, page 159, in the Probate Office of Shelby County, Alabama.
7. NOTE: The OWNER's Policy to be issued hereunder will contain the following exception: Coal, oil, gas and other interests in, to or under the land herein described are not insured.

Shelby County, AL 04/06/2006  
State of Alabama

Deed Tax: \$37.00

*Carroll*

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 24<sup>th</sup> day of MARCH, 2006.

\_\_\_\_\_  
Witness

Todd R. Wallace  
SELLER

\_\_\_\_\_  
Witness

\_\_\_\_\_  
SELLER

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Todd R. Wallace, a single 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 24<sup>th</sup> day of MARCH, 2006.

My Commission Expires

Amara D. King  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 5, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS