

20060418000179680 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
04/18/2006 10:27:39AM FILED/CERT

Shelby County, AL 04/18/2006  
State of Alabama  
Deed Tax:\$3.00

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
✓ B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Paul W. Rose and Elizabeth C. Rose  
109 Village Lane  
Pelham, Alabama 35124

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred seventy six thousand four hundred and no/100 (\$176,400.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Carolyn Disher, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Paul W. Rose and Elizabeth C. Rose** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 52, according to the Survey of High Ridge Village, Phase I, as recorded in Map Book 27, Page 140, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

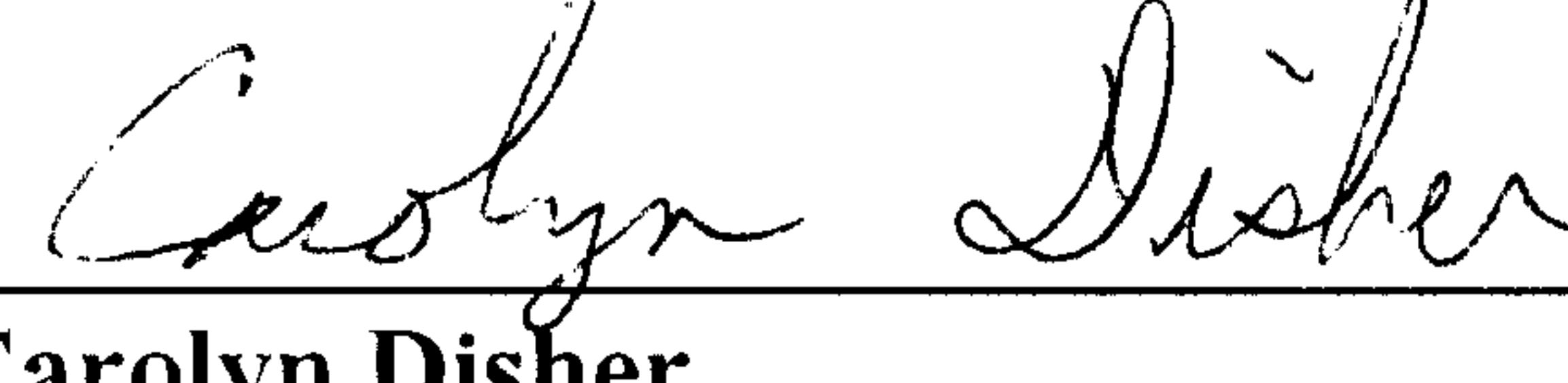
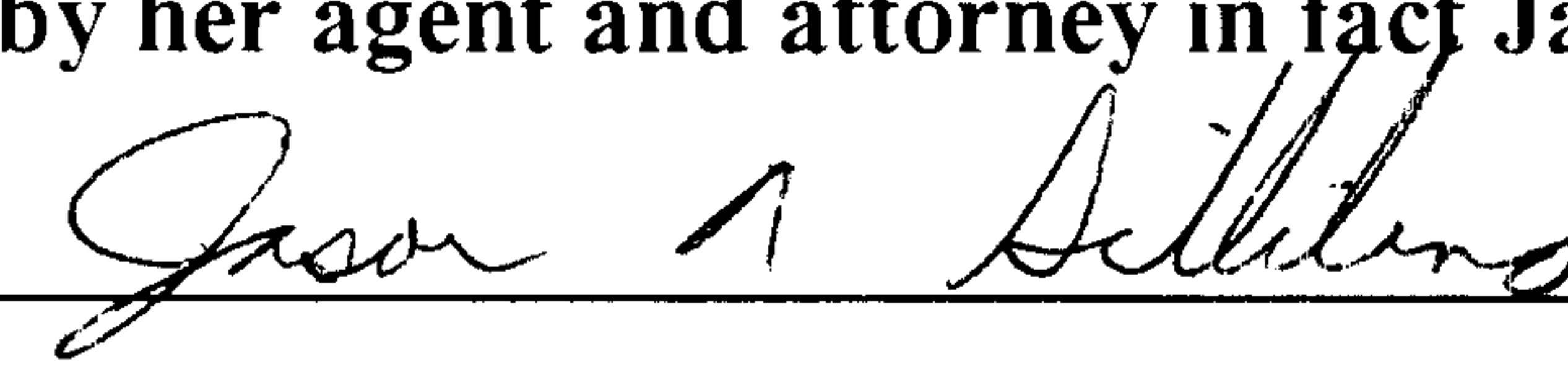
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$173,674.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30<sup>th</sup> day of March, 2006.

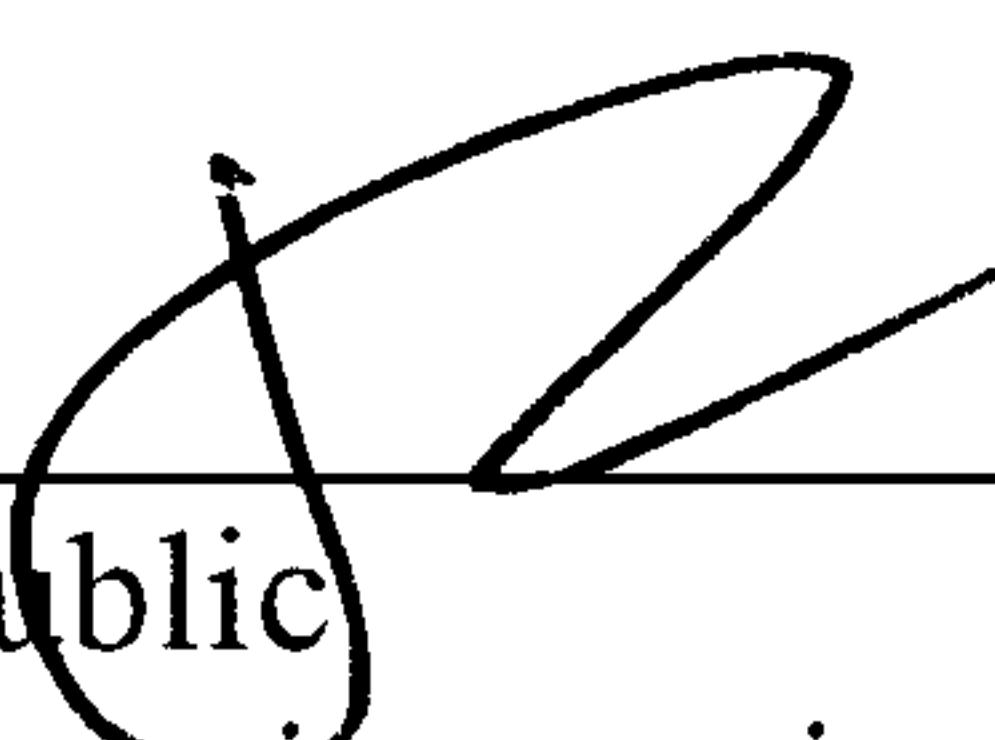
  
Carolyn Disher  
by her agent and attorney in fact Jason A. Gilliland  


## ACKNOWLEDGMENT FOR POWER OF ATTORNEY

### STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State, hereby certify that Jason A. Gilliland, whose name as Attorney in Fact for Carolyn Disher, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of March, 2006.

  
Notary Public  
My commission expires:02-25-09

B. CHRISTOPHER BATTLES  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 25 / 2009