

14242

20060501000203140 1/2 \$32.50
Shelby Cnty Judge of Probate, AL
05/01/2006 03:15:26PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

MITCH EDWARDS
1052 KERRY CIRCLE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF Shelby

Shelby County, AL 05/01/2006
State of Alabama

Deed Tax: \$18.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY ONE THOUSAND FOUR HUNDRED TEN DOLLARS 00/100 (\$181,410.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **MB & C - KINSALE, LLC** does by these presents, grant, bargain, sell and convey unto **MITCH EDWARDS and LORI LUCAS**, (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:

LOT 14 ACCORDING TO THE SURVEY OF KINSALE GARDEN HOMES 2ND SECTOR AS RECORDED IN MAP BOOK 36 PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. MUNICIPAL IMPROVEMENTS, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. BUILDING, SETBACK LINES AND EASEMENTS AS RECORDED PER PLAT.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS RECORDED IN INST. NO. 20040331000163160.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN INST. NO. 200539380.

\$145,128.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$18,100.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, **MB & C - KINSALE, LLC**, by **J. HARRY BLALOCK** its **MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 21st day of April, 2006.

MB & C - KINSALE, LLC

J. HARRY BLALOCK
MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **J. HARRY BLALOCK**, whose name as **MEMBER** of **MB & C - KINSALE, LLC**, a/an **LIMITED LIABILITY COMPANY**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said **COMPANY**.

Given under my hand this the 21st day of April, 2006.


Notary Public

My commission expires: 9.27.09

