20060613000280050 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 06/13/2006 11:42:06AM FILED/CERT

No Title Search Conducted

This instrument prepared by:
William T. Harrison
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

621 McBrayer Drive Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of FIVE THOUSAND DOLLARS (\$5,000.00) and other good and valuable consideration, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, William David Carroll, an unmarried man and Lori Carroll, an unmarried woman (herein referred to as Grantors), do grant, bargain, sell and convey unto William Thomas Carroll and Jessica Louise Carroll, a minor (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Part of Lot 14 of Vincent Estates as recorded in Map Book 8, Page 144 in the Judge of Probate Office Shelby County, Alabama More Particularly described as follows:

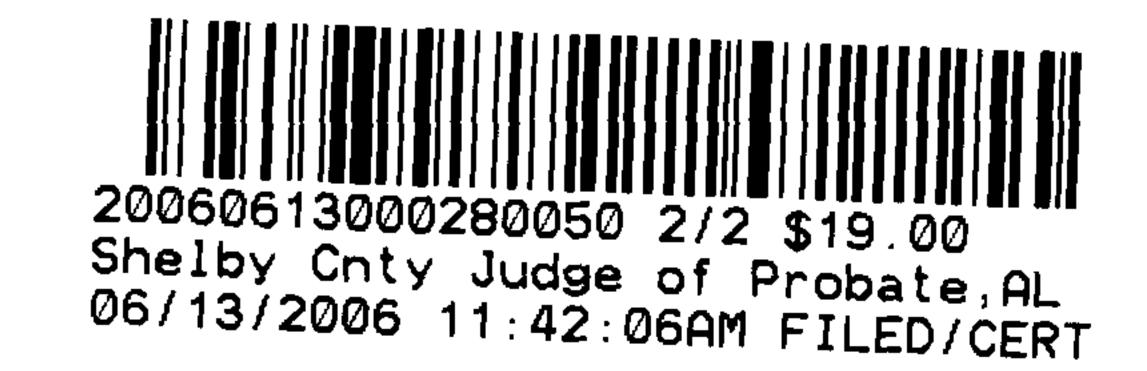
Begin at the NW corner of Section 2, Township 19 South, Range 2 East also being the NW corner of said Lot 14; thence run South along the West line of said Section and also said lot 14, 10.82 feet; thence 29 deg. 50 min. 46 sec. Left run 273.48 feet; thence 66 deg. 41 min. 25 sec. Left run 228.85 feet; thence 94 deg. 27 min. 58 sec. Left run 224.50 feet to the north line of said Section; thence 78 deg. 42 min. 40 sec. Left run West along said North line 320.62 feet to the point of beginning. Containing 1.5 acres.

Also: A 15 foot access easement, the centerline of which being more particularly described as follows:

Commence at the NW corner of Section 2, Township 19 South, Range 2 East also being the NW corner of said Lot 14; thence run South along the West Line of said Section and also said Lot 14 10.82 feet; thence 29 deg. 50 min. 46 sec left run 273.48 feet; thence 66 deg. 41 min. 25 Sec left run 182.41 feet to the point of beginning; thence 81 deg. 46 min. 32 sec right run 19.08 feet; thence 16 deg. 17 min. 03 sec. Right run 58.32 feet; thence 14 deg. 39 min. 21 sec left run 48.86 feet; thence 6 deg. 12 min. 08 seconds right run 48.02 feet; thence 10 deg. 32 min 29 sec. Right run 68.84 feet; thence 17 deg. 34 min. 36 sec. Left run 76.84 feet; thence 11 deg. 28 min. 48 sec left run 106.82 feet to the northerly R/W of a county road and the point of ending of the centerline of said easement.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this $\underline{\theta}^{U}$ day of June, 2006.

WITNESS:	
	William Donid Calball
**************************************	William David Carroll
	Die Campel
	Lori Carroll

Shelby County, AL 06/13/2006 State of Alabama

Deed Tax: \$5.00

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William David Carroll 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 and official seal this $(\underline{\psi})^{\dagger}$ day of June, 2006.

Notary Public

My Commission Expires: 8/30

STATE OF

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lori Carroll 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of June, 2006.

My Commission Expires:

MOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Dec 19, 2007 DONDED THRU NOTARY PUBLIC UNDERWRITERS