

This instrument was prepared by:  
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Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253

Form 1-1-27 Rev 1-66

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

**STATE OF ALABAMA  
SHELBY COUNTY**



20060615000285210 1/2 \$184.00  
Shelby Cnty Judge of Probate, AL  
06/15/2006 10:14:10AM FILED/CERT

Shelby County, AL 06/15/2006  
State of Alabama

Deed Tax: \$170.00

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of two hundred seventy thousand dollars (\$270,000.00), paid by **Mortgage** in the amount of one hundred thousand dollars (\$100,000.00) filed at the same time as this deed, to the undersigned grantor, Paul Barcroft, III, a married male (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant bargain, sell and convey unto James C. Riley and Kathleen M. Riley, 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.

**LAND DESCRIPTION**

Lot 31, according to the Map and survey of Jameswood, Third Sector, as recorded in Map Book 11, Page 109, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

**Said property is not the homestead of the grantor's spouse**

**Subject To:**

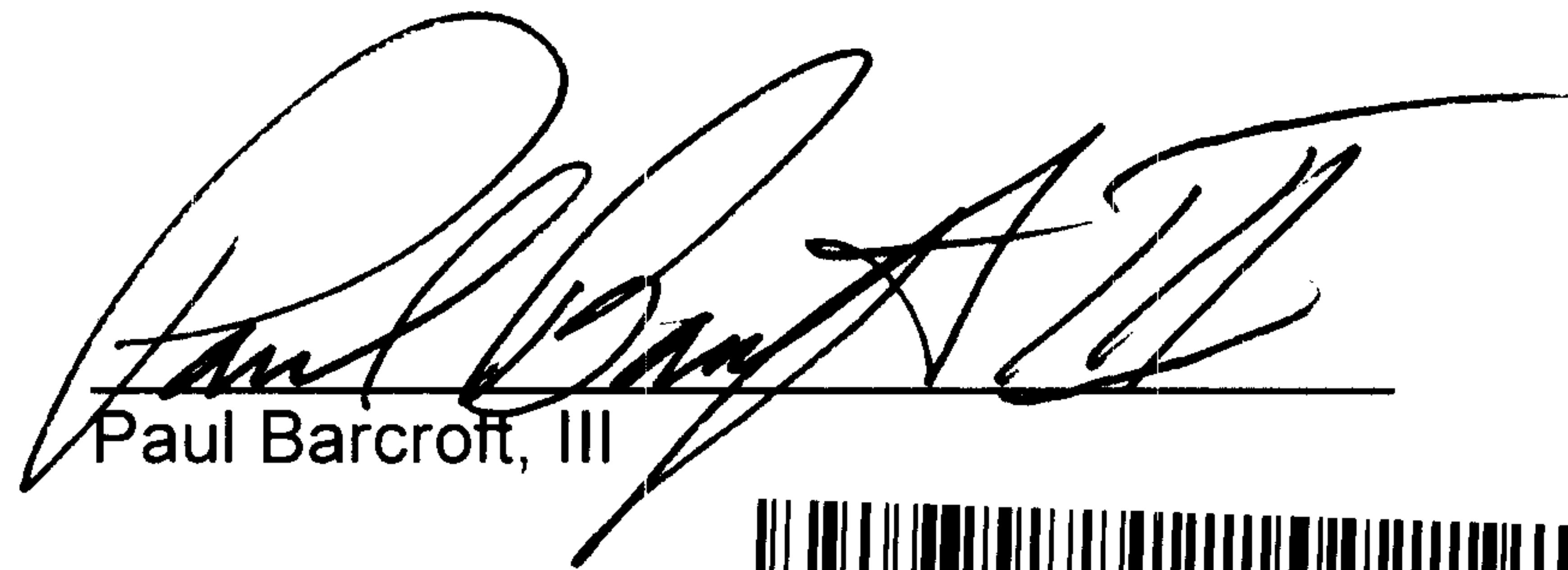
1. A 35 foot building line from Jameswood Lane and a 10 foot easement along the Westerly lot line as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Book 243, Page 475.
3. Restrictions appearing of record in Book 165, Page 401.
4. Matters contained in the recorded subdivision map(s), as recorded in Map Book 11, Page 109.

And said Grantor does for himself, his heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that he is lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey same as aforesaid: that he will and his 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.


*Carroll*

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals,  
this 5<sup>th</sup> day of June, 2006.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Paul Barcroft, III

STATE OF ALABAMA  
SHELBY COUNTY

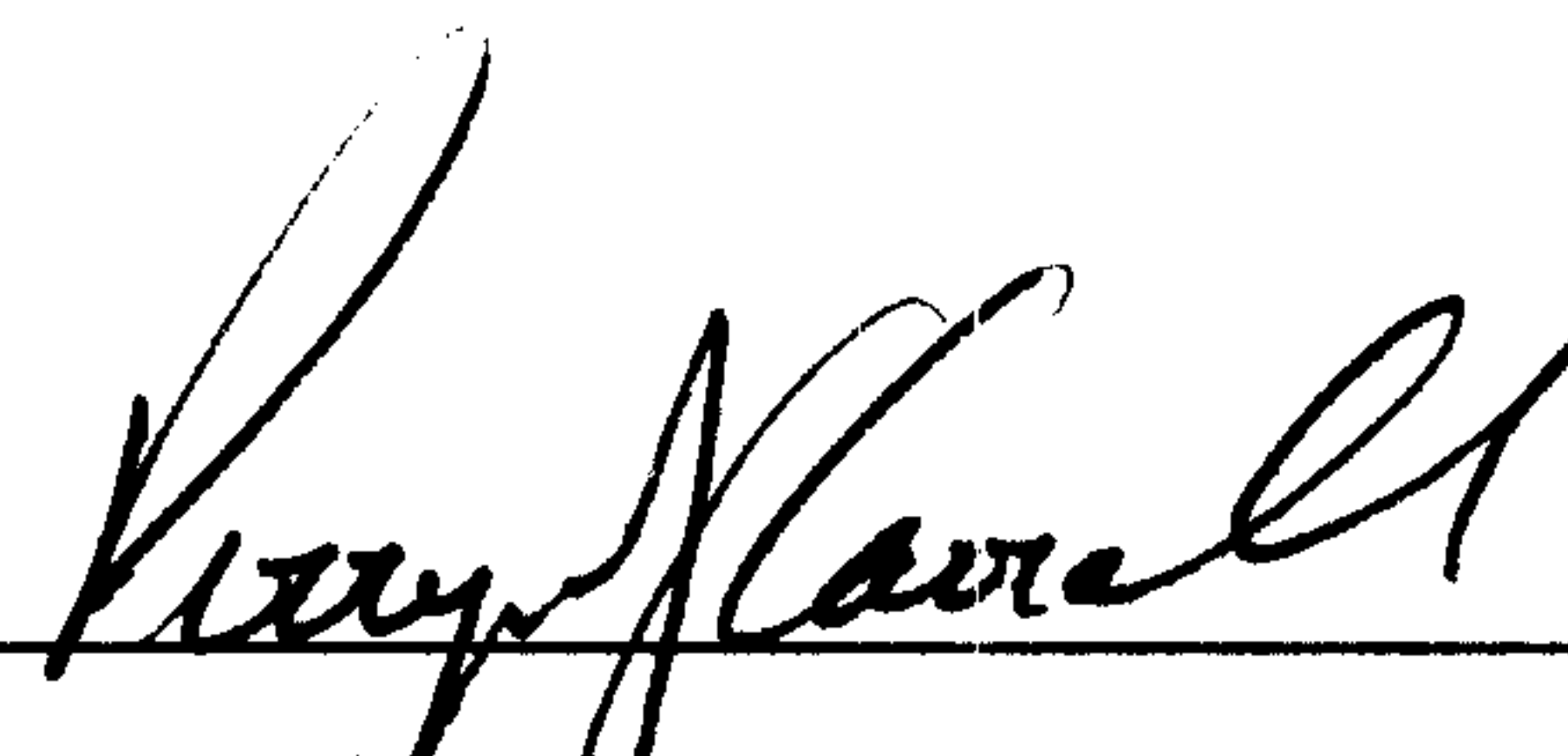
  
20060615000285210 2/2 \$184.00  
Shelby Cnty Judge of Probate, AL  
06/15/2006 10:14:10AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul Barcroft, III, a married male, 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, he executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal the 5<sup>th</sup> day of June, 2006.

My Commission Expires

01-28-07

  
\_\_\_\_\_  
Notary Public