

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

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Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**


20060615000285600 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
06/15/2006 11:27:07AM FILED/CERT

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

KNOW ALL MEN BY THESE PRESENTS: Deed Tax: \$23.00

That in consideration of two hundred twenty-eight thousand dollars[\$228,000.00], paid by **Mortgage** in the amount of two hundred five thousand two hundred dollars (\$205,200.00) filed at the same time as this deed, to the undersigned grantors, Gary Moses and Maria Moses, a married couple, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS do by these presents, grant bargain, sell and convey unto Bradley Wheeler and Denise Wheeler, 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

Parcel I

Lot 1510, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four, as recorded in Map Book 33, Page 131, in the Probate Office of Shelby County, Alabama

Parcel II

Lot 1510A, according to the survey of Old Cahaba IV, 2nd Addition, Phase Four Lake Access, as recorded in Map Book 34, Page 105, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject To:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Restrictions appearing of record in Inst. No 2004-35465; Inst No. 2004-35541; Inst. No. 2004-45517 and Inst. No. 2004-31307.
3. Right-of-way granted to Alabama Power Company recorded in Inst. NO. 2004-35465.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Cambridge



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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 17th day of May, 2006.

Witness

Gary Moses
Gary Moses

Witness

Maria Moses
Maria Moses

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Moses and Maria Moses, a married couple, whose name is signed to the foregoing conveyance, and who is know 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 17th day of May, 2006.

My Commission Expires

01-28-07

[Signature]
Notary Public