

20060720000350880 1/1 \$308.00
Shelby Cnty Judge of Probate, AL
07/20/2006 10:27:30AM FILED/CERT

SEND TAX NOTICE TO:
Daniel Lee Merkl
4089 Falliston Drive
Helena, Alabama 35080

Shelby County, AL 07/20/2006
State of Alabama

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Deed Tax: \$297.00

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Jefferson

That in consideration of **Two Hundred Ninety Six Thousand Nine Hundred and No/100 Dollars (\$296,900.00)**

To the undersigned grantor, **Gary E. Carter Builders, Inc.** A corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Daniel Lee Merkl and wife, Kay Bentley Merkl** (herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, towit:

LOT 4, ACCORDING TO THE SURVEY OF THE HIGHLANDS AT FALLISTON, AS RECORDED IN MAP BOOK 32, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

1. The lien of Ad Valorem taxes for the year 2006 are a lien but neither due nor payable until 1 October, 2006.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. 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.
4. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20030917000625270 in the Probate Office of Shelby County, Alabama.
5. 30' building line front as shown on recorded Map Book 32, Page 6.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its , who is authorized to execute this conveyance, has hereto set its signature and seal, this **June 16, 2006**.

Gary E. Carter Builders, Inc., By: Gary E. Carter, President

By: *Gary E. Carter - PRES.*

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary E. Carter** whose name as **President**, of **Gary E. Carter Builders, Inc.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this June 16, 2006

Richard B. McClelland
Notary Public.

(Seal)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES: OCT 21, 2006

CORPORATION FORM UNDERWRITERS
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS
Closers' Choice

