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20060803000373970 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
08/03/2006 08:44:58AM FILED/CERT

Shelby County, AL 08/03/2006
State of Alabama

Deed Tax: \$.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

THOMAS C. STEWART, JR.
208 TREYMOOR LAKE CIRCLE
ALABASTER, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of **TWO HUNDRED TWO THOUSAND TWO HUNDRED NINETY SEVEN DOLLARS 00/100 (\$202,297.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **RANDALL SCOTT BAYLIS and HOLLY ANN BAYLIS** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **THOMAS C. STEWART, JR. and DEBBIE M. STEWART**, (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 495, according to the Survey of Weatherly, Treymoor Abbey, Sector 22, as recorded in Map Book 21, Page 59, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. BUILDING AND SETBACK LINES OF 20 FEET AS RECORDED IN MAP BOOK 21, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT OF 10 FOOT ALONG NORTHEASTERLY LOT LINE AS PER PLAT.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND 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. 1996-22787 AND INSTRUMENT NO. 1996-22788, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. 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 ANY LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN INSTRUMENT NO. 1996-25448, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. COVENANTS AND AGREEMENT FOR WATER SERVICE AND TAP FEES AS SET OUT IN INSTRUMENT NO. 1995-6003.

8. NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET OUT IN INSTRUMENT NO. 1995-6002.
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS RECORDED IN MAP BOOK 21, PAGE 59.

\$161,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$40,450.00 of the consideration herein was derived from a second 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **RANDALL SCOTT BAYLIS and HOLLY ANN BAYLIS**, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of July, 2006.


RANDALL SCOTT BAYLIS

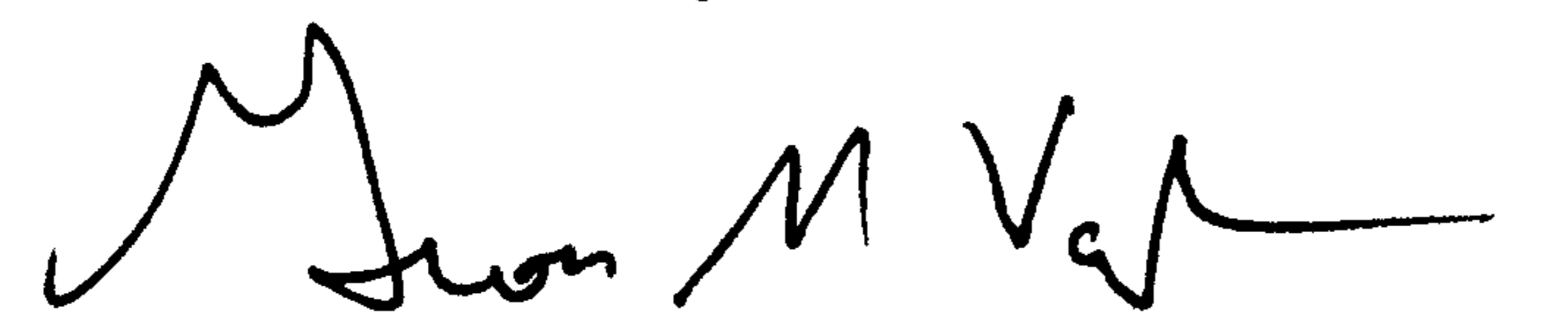

HOLLY ANN BAYLIS

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RANDALL SCOTT BAYLIS and HOLLY ANN BAYLIS**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

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



Notary Public

My commission expires: 9.29.06

