

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

SEND TAX NOTICE TO:
Luis I. Adan & Heather M. Creamer
140 Mayfair Lane
Calera, Alabama 35040

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**


20060807000380820 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/07/2006 01:09:41PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventeen Thousand Five hundred dollars and no 00/100 (\$117,500.00), paid by **Mortgage in the amount of One hundred eleven thousand six hundred twenty five dollars and no 00/100 (\$111,625.00)** filed at the same time as this deed, to the undersigned grantor, Patrick Honeycutt and Brandy Michelle Honeycutt, 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 does by these presents, grant bargain, sell and convey unto Luis I. Adan, a single man, and Heather M. Creamer, a single woman, (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.

Lot 214, according to the amended map of final plat, Camden Cove, Sector 6, as recorded in Map Book 30, Page 54, in the Probate Office of Shelby County, Alabama. Situated in 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 2002-39462 in the Probate Office of Shelby County, Alabama.
5. 7.5' building line along rear lot line as shown on recorded Map Book 30, Page 54.
6. 20' building line Mayfair Lane as shown on recorded Map Book 30, Page 54.

Shelby County, AL 08/07/2006
State of Alabama

Deed Tax: \$6.00

Carbridge

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 27th day of July, 2006.

Witness

Witness

Patrick Honeycutt
Patrick Honeycutt
Brandy Michelle Honeycutt
Brandy Michelle Honeycutt

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patrick Honeycutt and Brandy Michelle Honeycutt, a married couple whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily as their act on the day the same bears date.

Given under my hand and official seal the 27th day of July, 2006.

My Commission Expires
11-05-2006

Smara D. Kenji
Notary Public