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20060907000440670 1/2 \$23.50
Shelby Cnty Judge of Probate, AL
09/07/2006 08:35:51AM FILED/CERT

Shelby County, AL 09/07/2006
State of Alabama

Deed Tax: \$9.50

(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

JON C. WEHBY
2502 CRESTWOOD CIRCLE
PELHAM, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY SIX THOUSAND NINE HUNDRED DOLLARS 00/100 (\$186,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JOHN WOOD and JILL WOOD, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JON C. WEHBY and MELISSA B. WEHBY, HUSBAND AND WIFE**, (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 13, ACCORDING TO THE SURVEY OF CHAPARRAL SECOND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING AND OTHER RIGHT, 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 AS RECORDED IN DEED BOOK 6, PAGE 662, AND DEED BOOK 121, PAGE 294.
4. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 54, PAGE 160. COVANANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 101, PAGE 550, DEED BOOK 329, PAGE 304, DEED BOOK 179, PAGE 380 AND DEED BOOK 234, PAGE 657.
6. AGREEMENT WITH INDIAN HILL WATER COMPANY IN DEED BOOK 229, PAGE 109 AND DEED BOOK 229, PAGE 112.

\$149,520.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

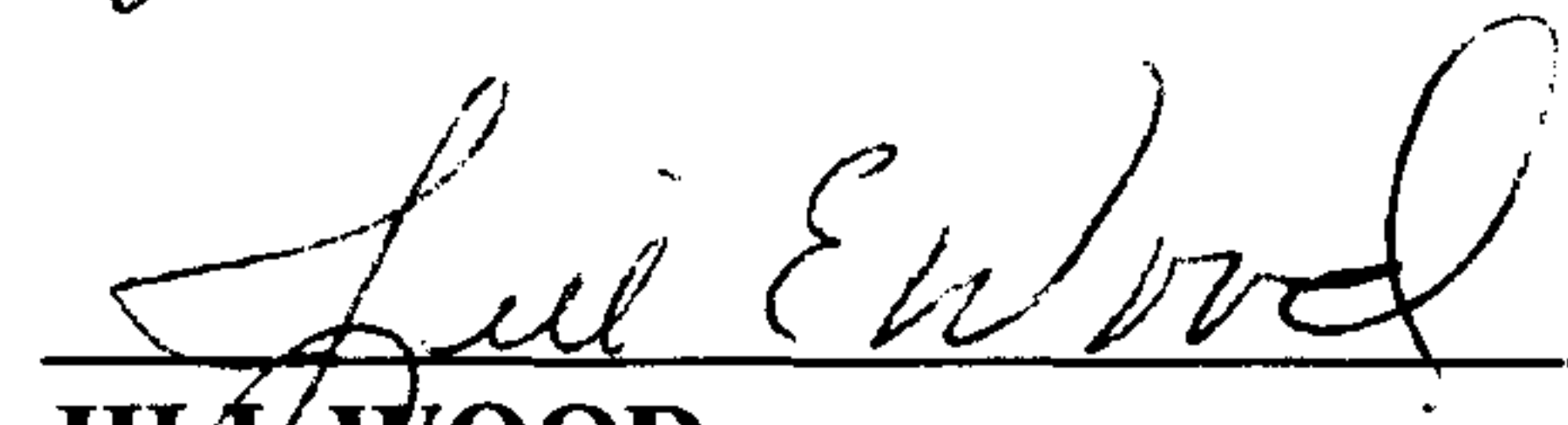
\$28,000.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

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, **JOHN WOOD and JILL WOOD, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the ²⁵28th day of August, 2006.


JOHN WOOD


JILL WOOD

STATE OF ~~ALABAMA~~ *California*
COUNTY OF ~~SHELBY~~ *Alameda*

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHN WOOD and JILL WOOD, HUSBAND AND WIFE**, 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 ²⁵28th day of August, 2006.


Notary Public

My commission expires: *June 29, 2009*

