

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSA

Send Tax Notice To: STATE OF ALABAMA MICHAEL B. CAREY and MARINA T. CAREY SHELBY County of Presents:

THAT IN CONSIDERATION OF ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00)PLUS MORTGAGE FILED SIMULTANEOUSLY HEREWITH

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CAREY CONSTRUCTION, LLC

(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL B. CAREY and MARINA T. CAREY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 449, ACCORDING TO THE FINAL PLAY OF STONEYKIRK AT BALLANTRAE, PHASE 2, AS RECORDED IN MAP BOOK 32, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to Easements, Restrictions and rights of way of record.

\$230,685.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees MICHAEL B. CAREY and MARINA T. CAREY 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set_	MY/OUR hand(s) and seal(s), this the day of <u>August</u> ,
2006.	
WITNESS:	
(Seal)	Seal)
	CAREY CONSTRUCTION, LLC
	BY: MICHAEL B. CAREY
	ITS: SOLE MEMBER

STATE OF ALABAMA

COUNTY OF JEFFERSON

IN WITNESS WHEREOF IME

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that MICHAEL, B. CAREY whose name as SOLE MEMBER of <u>CAREY CONSTRUCTION, LLC</u>, a Limited Liability Company, 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 Limited Liability Company. Given under my hand and official seal, this the 8th day of August,

Lotary Public

My Commission Expires

JEREMY LEE PARKER NUTARY PUBLIC STATE-AT-LARGE Expires_

71940

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216