15042

20061018000514330 1/2 $66.00
Shelby Cnty Judge of Probate,AL
10/18/2006 08:27:45AM FILED/CERT

Shelby County, AL 10/18/2006
State of Alabama

Deed Tax:$52.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

ANDREW S. RUBIN
4153 OLD CAHABA PARKWAY
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FIFTY EIGHT THOUSAND DOLLARS 00/100 ($258,000.00) DOLLARS to the undersigned grantor, **TANGLEWOOD CORPORATION, Corporation**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **ANDREW S. RUBIN and MARICELA RUBIN**, (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 1811, to the Survey of Old Cahaba, Phase V, 1st Addition, as recorded in Map Book 35, Page 120, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.

2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 35 AT PAGE 120.

3. TITLE TO THAT PORTION OF INSURED PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF CAHABA RIVER.

4. RIPARIAN RIGHTS INCIDENT TO INSURED PREMISES.

5. SUBJECT TO THE RIGHTS OF THE PUBLIC AND THE STATE OF ALABAMA, IF ANY, TO (1) LANDS LYING BELOW THE HIGH WATER MARK, (2) LANDS THAT HAVE BEEN CREATED BY ARTIFICIAL MEANS, (3) RIPARIAN RIGHTS; AND SUBJECT ALSO TO THE RIGHTS OF THE FEDERAL GOVERNMENT'S CONTROL OVER NAVIGABLE WATERS, AND PUBLIC RIGHTS OF ACCESS TO ANY NAVIGABLE WATERS.

6. EASEMENT(S) AND/OR RIGHTS OF WAY TO ALABAMA POWER COMPANY RECORDED IN BOOK 131, PAGE 447; BOOK 134 PAGE 85; BOOK 230 PAGE 113; BOOK 257 PAGE 213 AND REAL 46 PAGE 69.

7. EASEMENT(S) TO SHELBY COUNTY RECORDED IN BOOK 155 AT PAGE 331; BOOK 155, PAGE 425; BOOK 2, PAGE 16 AND BOOK 156, PAGE 203.

8. TITLE TO ALL MATERIALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 15, PAGE 415; BOOK 61, PAGE 164; REAL VOLUME 133, PAGE 277 AND REAL VOLUME 321, PAGE 629.

$206,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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$38,700.00 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.

IN WITNESS WHEREOF, the said **GEORGE M. VAUGHN** as **CLOSING AGENT** of **TANGLEWOOD CORPORATION** , has hereunto subscribed his/her/their name on this the 13th day October of 2006.

TANGLEWOOD CORPORATION

GEORGE M. VAUGHN
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE M. VAUGHN**, whose name as **CLOSING AGENT** of **TANGLEWOOD CORPORATION**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this the 13th day October of 2006.

Notary Public

My commission expires: 12/20/08

ELLEN MAYS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE