

Grantee address:

326 Alexander Dr  
Wynn Haven FL 32994

WARRANTY DEED



20061101000538420 1/2 \$28.50  
Shelby Cnty Judge of Probate, AL  
11/01/2006 10:41:06AM FILED/CERT

STATE OF ALABAMA  
CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION **One Hundred Fifteen Thousand Dollars and 00/100 (\$115,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Jonathan J. Carroll and wife, Lindsey S. Carroll, and Clarence J. Carroll and wife, Sandra Carroll**, (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Deanna Garrett**, (herein referred to as grantee, whether one or more), the following described real estate, situated in ~~Chilton~~ <sup>Shelby</sup> County, Alabama:

Lot 16A, of Nottingham Townhomes, according to a resurvey of Lots 16 thru 21, as recorded in the office of the Judge of Probate, of Chilton County, Alabama, in plat book 35, page 26.

\$92,000.00 of the Purchase Price was obtained by the 1st Purchase Money Mortgage filed simultaneously herewith.

\$11,500.00 of the Purchase Price was obtained by the 2<sup>nd</sup> Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, forever.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or 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 27 day of Oct, 2006.

Jonathan J. Carroll

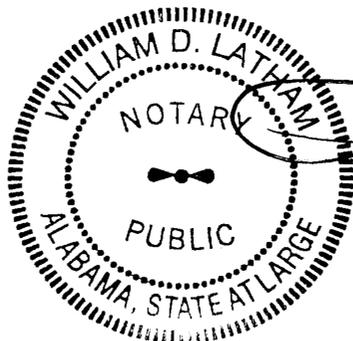
Lindsey S. Carroll

Clarence J. Carroll

Sandra Carroll

STATE OF ALABAMA  
CHILTON COUNTY

I, the undersigned, hereby certify that, **Jonathan J. Carroll and wife, Lindsey S. Carroll, and Clarence J. Carroll and wife, Sandra Carroll**, whose name 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, they executed the same voluntarily on the day the same bears date. Given under my hand and seal this 27 day of Oct, 2006.



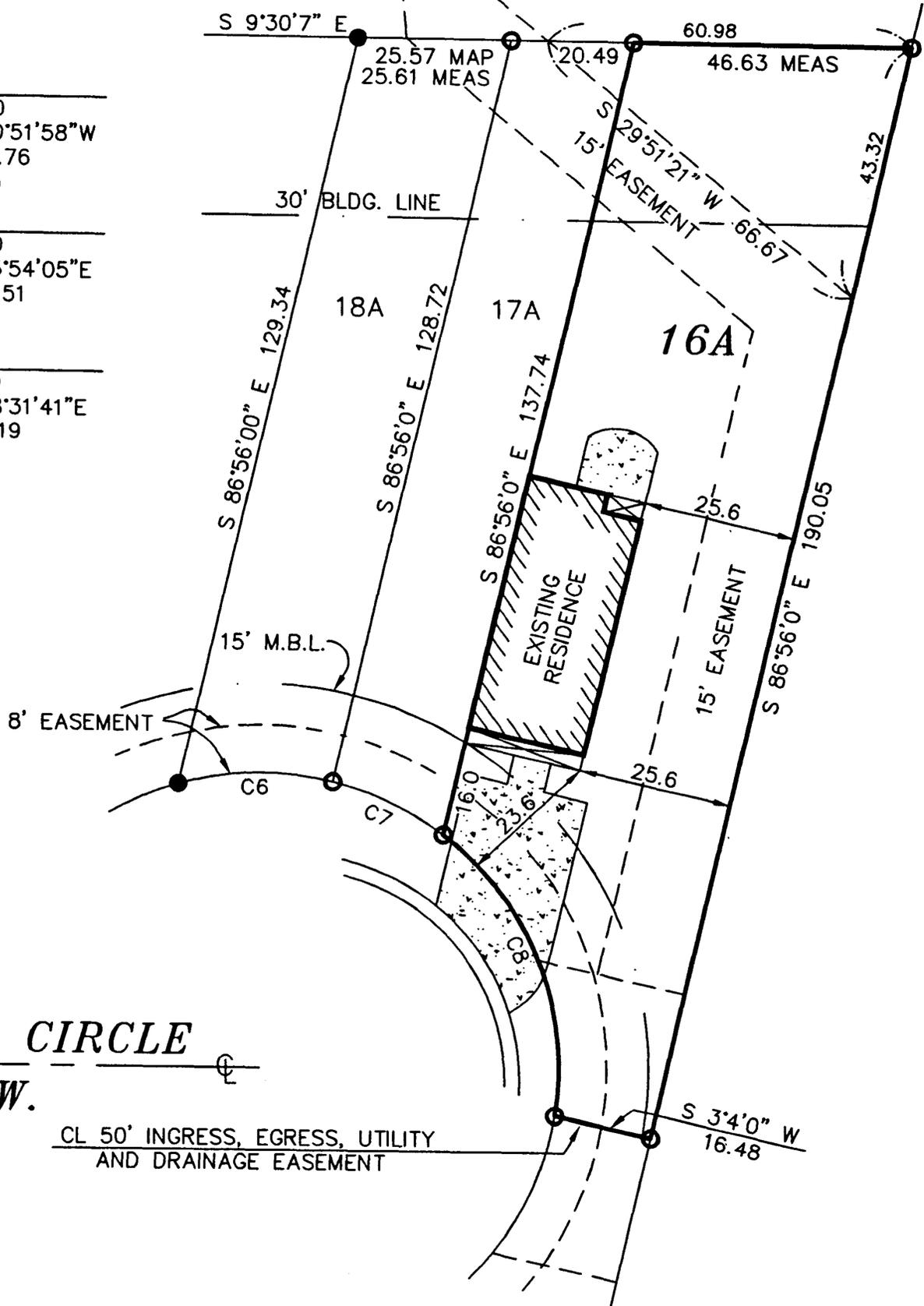
NOTARY PUBLIC  
My commission is: 4-26-08

Shelby County, AL 11/01/2006  
State of Alabama  
Deed Tax: \$11.50

C6  
RADIUS = 50.00  
CH. BRG. = N10°51'58"W  
CHORD L. = 25.76  
ARC L. = 26.05

C7  
RADIUS = 50.00  
CH. BRG. = N15°54'05"E  
CHORD L. = 20.51  
ARC L. = 20.66

C8  
RADIUS = 50.00  
CH. BRG. = N58°31'41"E  
CHORD L. = 51.19  
ARC L. = 53.74



**LITTLE JOHN CIRCLE**  
**50' R.O.W.**

CL 50' INGRESS, EGRESS, UTILITY  
AND DRAINAGE EASEMENT

Survey of Lot 16A, Block \_\_\_\_\_ according to A RESURVEY OF LOTS 16 THRU 21  
NOTTINGHAM TOWNHOMES, as recorded in the Office of the Judge of  
Probate of afore-said County in Plat Book 35, Page 26: The address based on  
reliable information and sources of said Lot is 185 LITTLE JOHN CIRCLE  
\_\_\_\_\_, Alabama and is \_\_\_\_\_ INSIDE \_\_\_\_\_ the corporate limits of  
the CITY OF CALERA: That said lot lies in Zone 'C', according to  
F.I.R.M. Community-Panel Number 010191 0135 B \* Dated SEPT. 16, 1982

SURVEY FOR: CARROLL

REQUESTED BY: MATT FARRIS @ REALTY SOUTH

TYPE OF SURVEY: MORTGAGE SURVEY

DATE OF FIELD SURVEY: 11/10/05

\* SHELBY COUNTY FLOOD INFO USED; THIS AREA OF CALERA WAS NOT INCORPORATED AT THE TIME OF F.I.R.M. FLOOD STUDY.

**LEGEND**

- |                                     |  |
|-------------------------------------|--|
| 1 - CONCRETE MONUMENT FOUND.        | ● - IRON PIN FOUND 1/2" OUTSIDE DIAMETER |
| ⊙ - PK NAIL FOUND                   | -U- - OVERHEAD UTILITY LINE(S).          |
| ⊙ - # 5 REBAR SET WITH CAP STAMPED. | -X- - FENCE.                             |
| ⊙ - PK NAIL SET                     | ▒ - CONCRETE.                            |
| ⊙ - UTILITY POLE.                   | - - NOT TO SCALE.                        |
| ▒ - BRICK WALL                      | Ac - ACRES.                              |
| ▒ - WOOD DECK                       | ⊕ - CENTERLINE                           |
| ▒ - COVERED WOOD DECK               | ESM'T - EASEMENT.                        |
| ▒ - SCREENED IN DECK                | M B L - MINIMUM BUILDING LINE            |
|                                     | ROW - RIGHT OF WAY.                      |
|                                     | ▒ - CONCRETE BLOCK WALL                  |
|                                     | ▒ - BRICK WALL                           |

SCALE: 1" = 30'

BASIS OF BEARING USED: PLAT

SOURCE OF INFORMATION USED IN THIS SURVEY IS:  
RECORD MAP

JOB # 9704

DATE: 11/11/05

DRAWN: SDM

CHECKED: DR

SHEET NO 1 of 1

PREPARED BY:

R. C. FARMER  
and  
ASSOCIATES, INC.  
246 YEAGER PARKWAY  
PELHAM, ALABAMA  
35124  
TEL-205-664-2566  
FAX-205-664-2616

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

*Daniel Robinson*

