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20061103000542040 1/2 \$74.00
Shelby Cnty Judge of Probate,AL
11/03/2006 11:06:20AM FILED/CERT

Shelby County, AL 11/03/2006
State of Alabama

Deed Tax:\$60.00

(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

PHILIP J. WILLETT
304 EMERALD LANE
CHELSEA, AL 35043

STATE OF ALABAMA
COUNTY OF Shelby

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

Know All Men by These Presents: That in consideration of **THREE HUNDRED THOUSAND DOLLARS 00/100 (\$300,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **FRANK BRANDON and CAROLYN S. BRANDON, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **PHILIP J. WILLETT and JAMIE S. WILLETT, 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 27 ACCORDING TO THE MAP AND SURVEY OF EMERALD PARC SUBDIVISION AS RECORDED IN MAP BOOK 29 PAGE 47 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. **TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **25 FOOT BUILDING SET BACK LINE FROM BARON LANE AND EMERALD PARC DRIVE AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.**
3. **PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 126, PAGE 28 AND DEED BOOK 127, PAGE 326.**
4. **EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 299 PAGE 370.**
5. **COVENANTS CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 2002-17284.**
6. **OIL GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES.**

\$240,000.00 of the consideration herein was derived from a 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, **FRANK BRANDON and CAROLYN S. BRANDON, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of October, 2006.


FRANK BRANDON


CAROLYN S. BRANDON

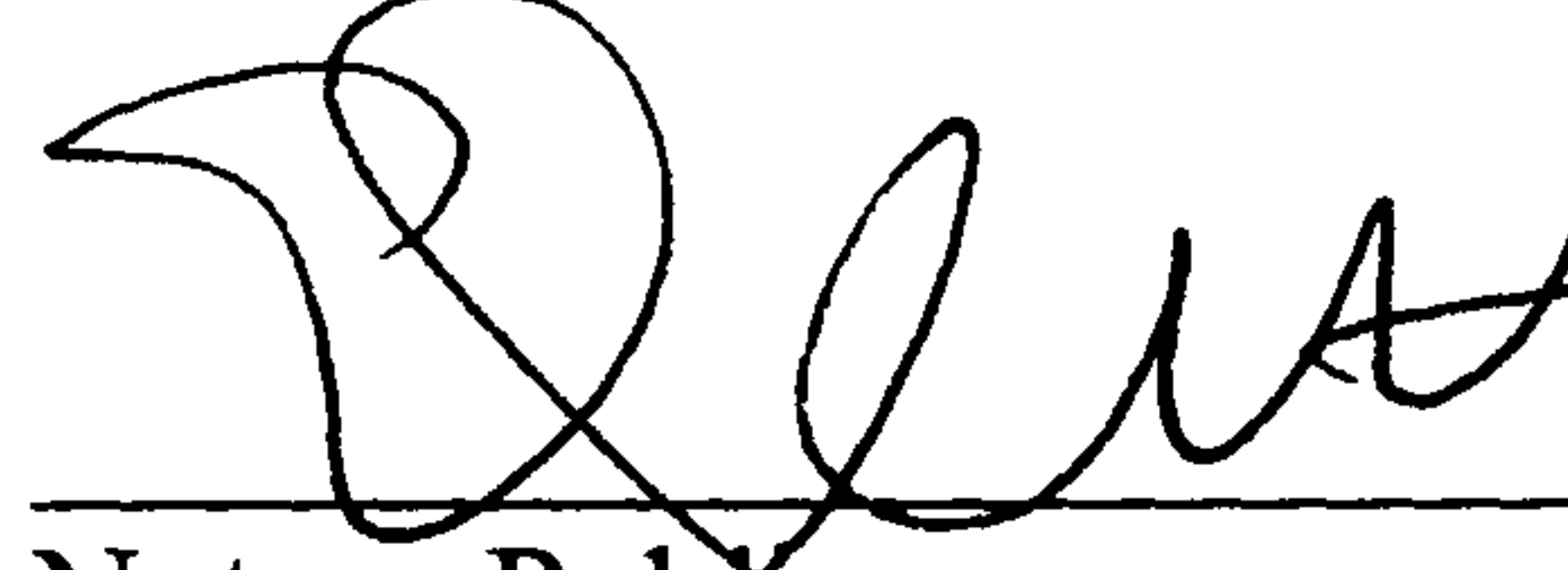
**STATE OF ALABAMA
COUNTY OF SHELBY**


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ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **FRANK BRANDON and CAROLYN S. BRANDON, 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 31st day of October, 2006.


Notary Public
My commission expires: 10/31/09

