Shelby County, AL 12/05/2006

State of Alabama

Deed Tax: \$4.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE) was prepared by:

SEND TAX NOTICE TO:

This instrument was prepared by:

CANDY CARLSEN
3003 ASHLEY CIRCLE

HELENA, AL 35080

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

Birmingham, Alabama 35244

STATE OF ALABAMA

COUNTY OF SHELBY JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$118,500.00) to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, B & L HOLDINGS LLC, Limited Liability Company does by these presents, grant, bargain, sell and convey unto CANDY CARLSEN, (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:

WARRANTY DEED

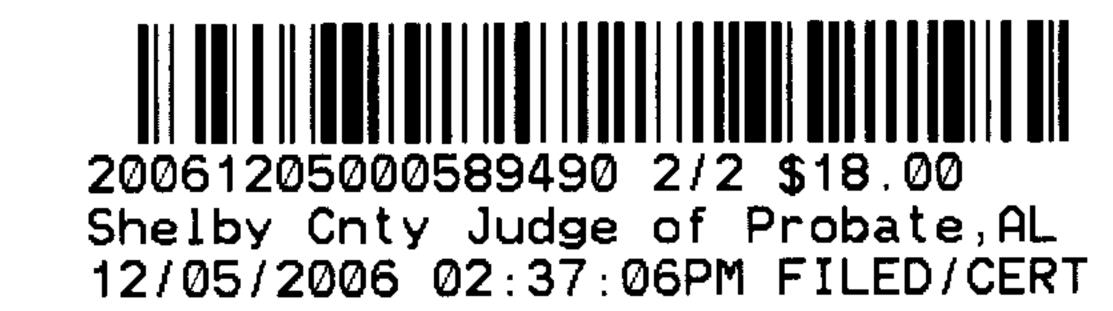
Lot 61, according to the Survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
- 2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
- 3. BUILDING AND SETBACK LINES OF 25 FEET AS RECORDED IN MAP BOOK 22, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 4. RESTRICTIONS AS SET OUT ON RECORDED PLAT.
- 5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1997-13189, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN REAL 1, PAGE 332, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 7. EASEMENT AS RECORDED IN VOLUME 311, PAGE 153.
- 8. RIGHT OF WAY AS RECORDED IN VOLUME 154, PAGE 384.

\$114,945.00of 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, **B & L HOLDINGS LLC**, by **CHARLES BATES** its **MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22nd day of November, 2006.

B & L HOLDINGS LLC

CHARLES BATES

MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES BATES, whose name as MEMBER of B & L HOLDINGS LLC, a/an 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 or she, 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 this the 22nd day of November, 2006.

Notary Public

My commission expires: