



20070302000095130 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/02/2007 12:12:20PM FILED/CERT

BHM 0708040

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

Send tax notice to:
CHRISTOPHER CARROLL
2908 KIRKCALDY LANE
BIRMINGHAM, AL 35242

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Three Thousand and 00/100 Dollars (\$273,000.00) in hand paid to the undersigned Leslie C. Daniels and spouse Kellie Daniels (hereinafter referred to as Grantors”) by Christopher Carroll and Pamela L. Carroll (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, Block 2, according to the Survey of Kirkwall, as recorded in Map Book 6, Page 152, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

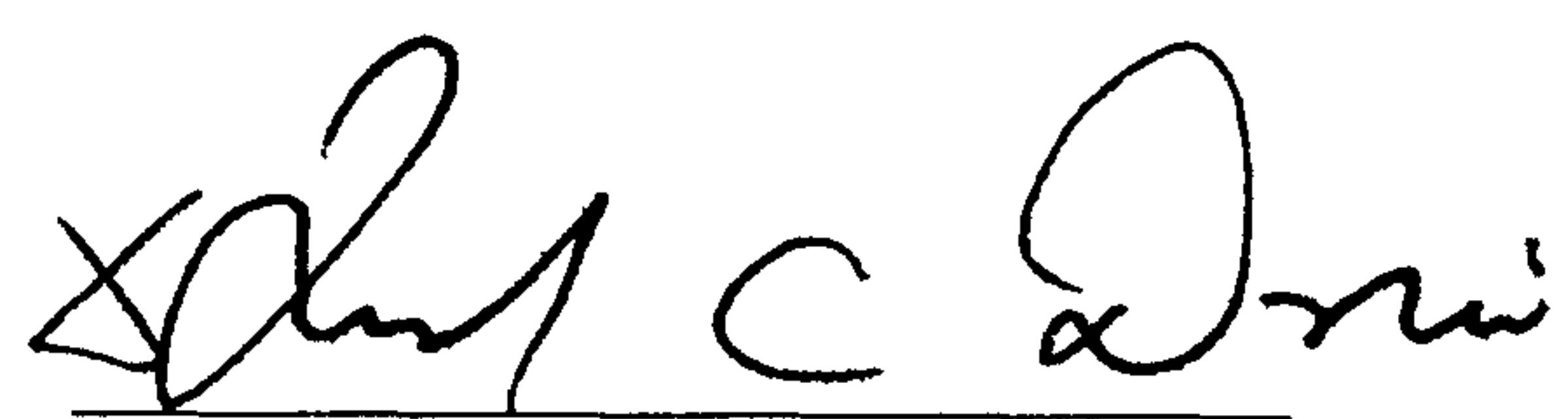
\$273,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

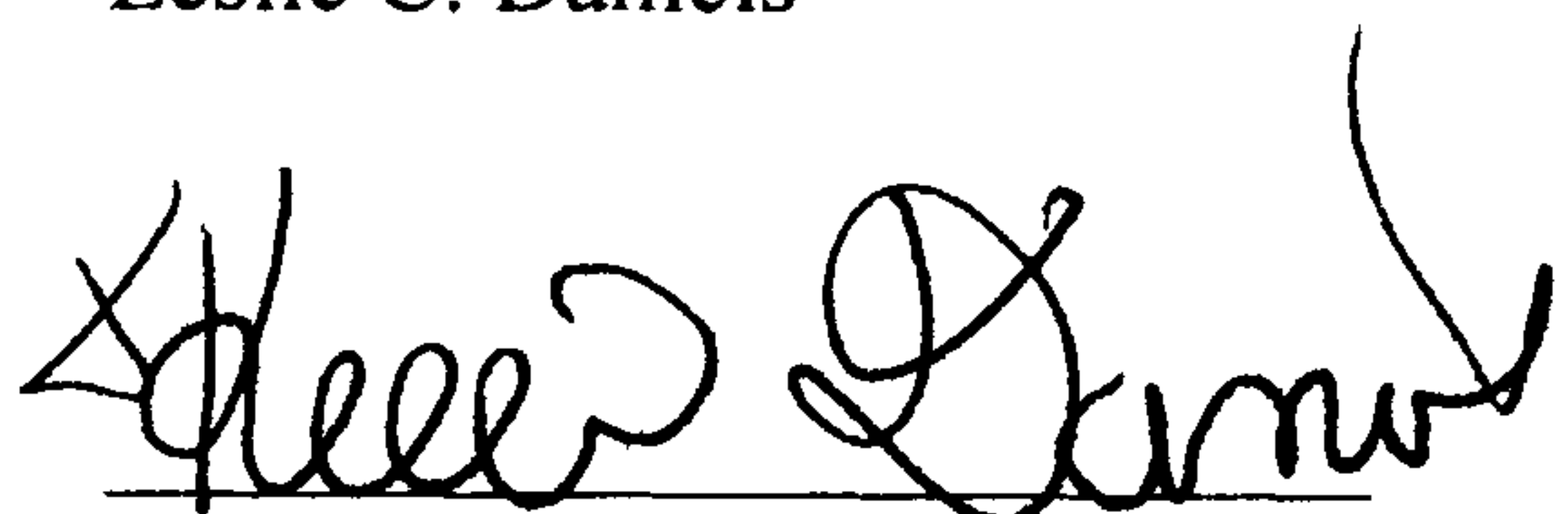
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor(s) Leslie C. Daniels and Kellie Daniels hereunto set their signature(s) and seal(s) on February 23, 2007.



Leslie C. Daniels



Kellie Daniels

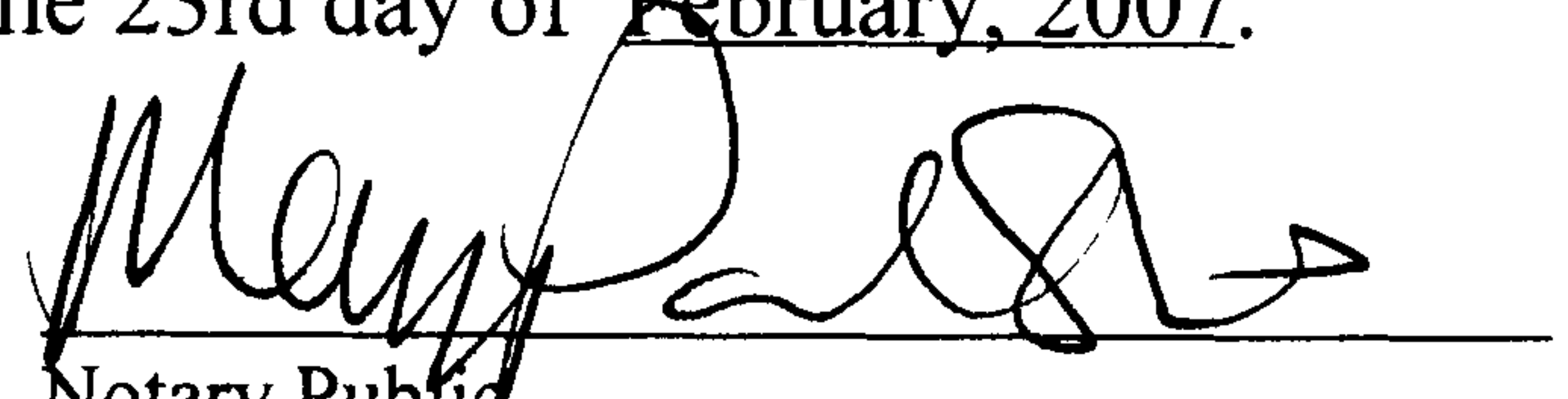
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie C. Daniels and Kellie Daniels, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2007.

(NOTARIAL SEAL)





Notary Public
Print Name:
Commission Expires: 8/28/06