

15497



20070307000104780 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
03/07/2007 02:31:18PM FILED/CERT

Shelby County, AL 03/07/2007
State of Alabama

Deed Tax: \$16.00

(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

MICHAEL T. FAULKNER
1237 MACQUEEN DR
HELENA, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY THOUSAND NINE HUNDRED DOLLARS 00/100 (\$150,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **BRYAN C. SMITH, UNMARRIED and CASEY S. SMITH, UNMARRIED** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **MICHAEL T. FAULKNER and CONNIE L. GENTRY**, (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 11, according to the Survey of Brandywine, Second Sector, as recorded in Map Book 7, Page 6, in the Office of the Judge of Probate 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. BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED MAP.
3. EASEMENT RECORDED IN VOLUME 179, PAGE 277, VOLUME 112, PAGE 252 AND VOLUME 257, PAGE 269.
4. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN MISC. BOOK 21, PAGE 759 AND AMENDED IN MISC. BOOK 29, PAGE 639.
5. RIGHTS-OF-WAY RECORDED IN DEED BOOK 309, PAGE 394 AND DEED BOOK 307, PAGE 661.
6. RIGHTS-OF-WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 216, PAGE 608 AND DEED BOOK 239, PAGE 915.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

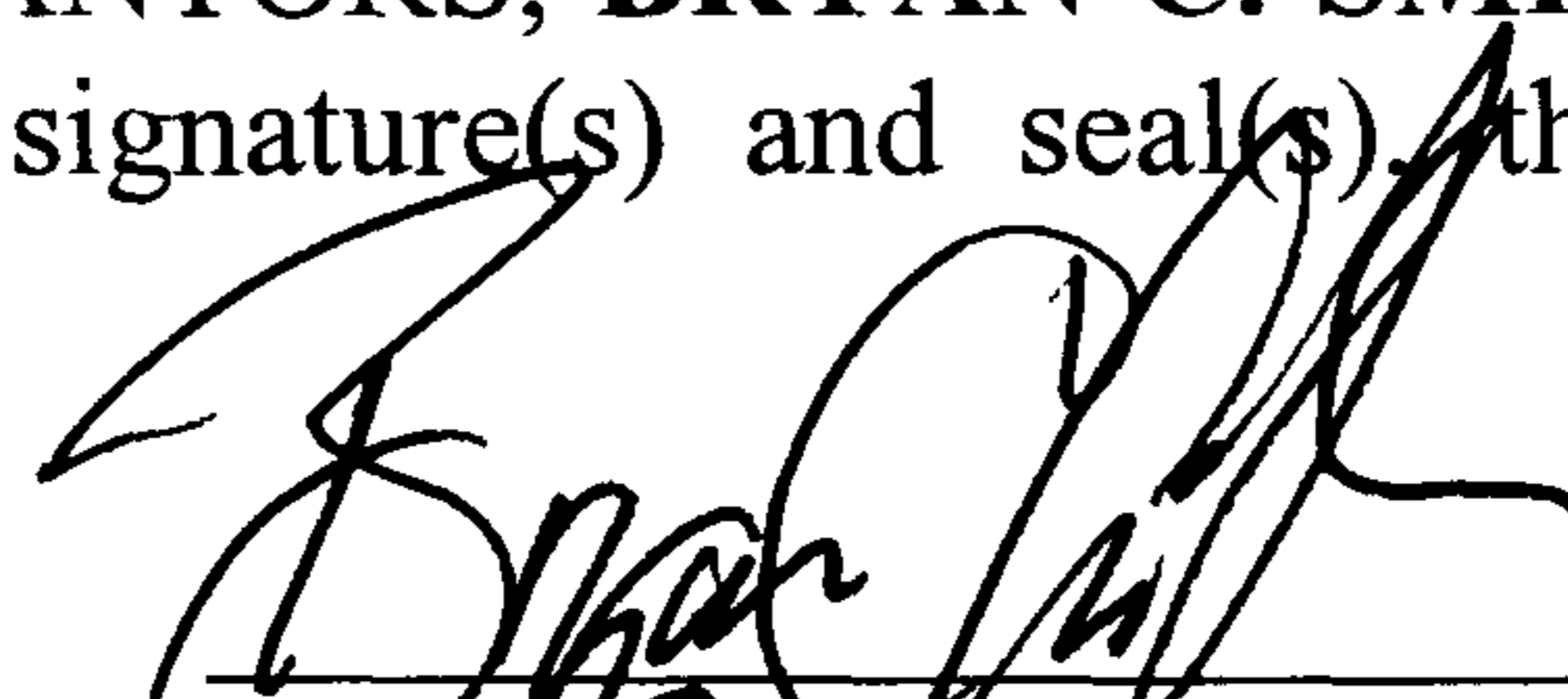
\$135,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

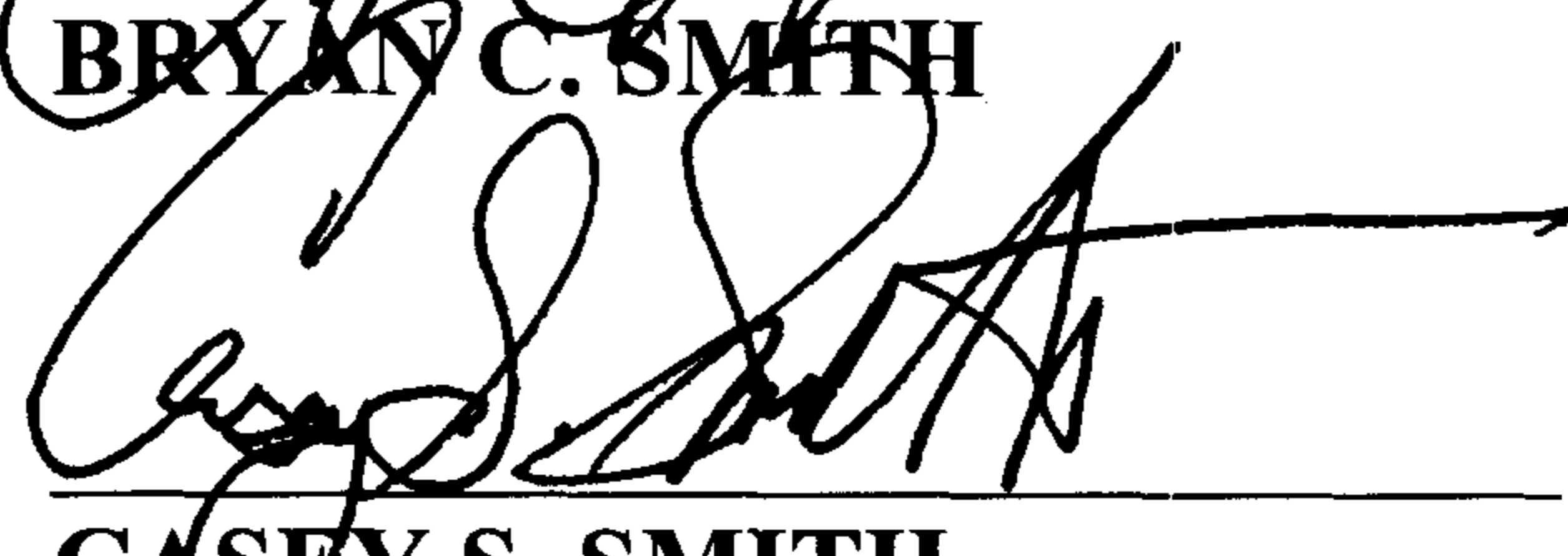
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this

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, **BRYAN C. SMITH and CASEY S. SMITH**, have hereunto set his, her or their signature(s) and seal(s) this the 28th day of February, 2007.



BRYAN C. SMITH


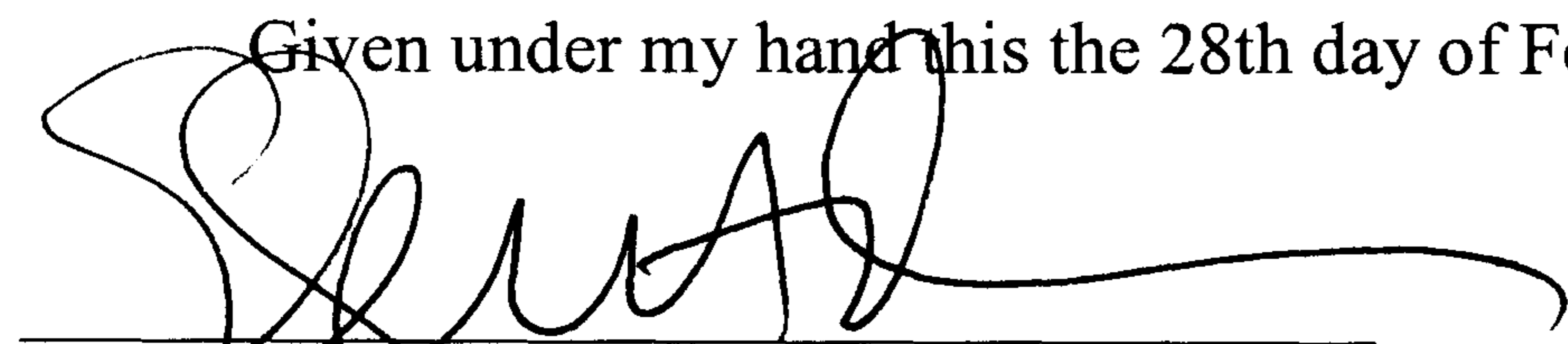
CASEY S. SMITH

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BRYAN C. SMITH and CASEY S. SMITH**, 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 the 28th day of February, 2007.



Notary Public

My commission expires: 9-27-09

