

15613

Shelby County, AL 04/13/2007
State of Alabama
Deed Tax: \$150.00


20070413000171400 1/2 \$164.00
Shelby Cnty Judge of Probate, AL
04/13/2007 08:37:28AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
DARYL HUTCHINS
127 BENT CREEK DRIVE
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 **TWO HUNDRED EIGHTY SIX THOUSAND NINE HUNDRED DOLLARS 00/100 (\$286,900.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **G.S. CONSTRUCTION LLC** does by these presents, grant, bargain, sell and convey unto **DARYL HUTCHINS and SHERRIE HUTCHINS, 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 15 ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION SECTOR 1 AS RECORDED IN MAP BOOK 36 PAGE 23 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. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-56418.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 126 PAGE 55 AND INST 2005-56418.

\$136,900.00 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 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, **G.S. CONSTRUCTION LLC** , by **GEORGE VAUGHN** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 6th day of April, 2007.

G.S. CONSTRUCTION LLC


GEORGE VAUGHN
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE VAUGHN**, whose name as **CLOSING AGENT** of **G.S. CONSTRUCTION LLC**, a/an , 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 .

Given under my hand this the 6th day of April, 2007.



Notary Public

My commission expires:  _____