


**GENERAL WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

This instrument was prepared by:
B. BOOZER DOWNS, JR., ESQ.
DOWNS & ASSOCIATES, LLC
20038 HIGHWAY 11
WOODSTOCK, ALABAMA 35188

Send tax notice to:
Michael Carey and Marina Carey
132 Windsor Circle
Pelham, Alabama 35124


20070509000217620 1/1 \$45.50
Shelby Cnty Judge of Probate, AL
05/09/2007 12:22:03PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men By These Presents: That in consideration of **Three Hundred Forty-Three Thousand and no/100s Dollars (\$343,000.00)** to the undersigned Grantor, an Alabama Banking Association, in hand paid by the Grantees herein, the receipt of which is acknowledged, **Aliant Bank** (herein referred to as Grantor), grants, bargains, sells and conveys unto Michael Carey and Marina Carey, husband and wife, as Joint Tenants With Right of Survivorship, the following described real estate and any improvements located thereon, situated in Shelby County, Alabama, to-wit:

**Lot 11, according to the Survey of Weatherly, Windsor - Sector 9, as recorded in
Map Book 17, Page 125, in the Probate Office of Shelby County, Alabama.**

\$308,700.00 of the purchase price was paid for from the proceeds of a mortgage recorded herewith.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, covenants, set-back lines, right of way, limitations, if any of record.

To Have And To Hold to the said Grantees, as Joint Tenants, with Right of Survivorship, their heirs and assigns, in fee simple absolute forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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.

Grantor, for itself and its successors and assigns, covenants with the said Grantees, their heirs and assigns; that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, Aliant Bank, by Tim Hamner, its Vice President, who is authorized to execute this conveyance, has hereunto set his hand and seal this 1st day of May, 2007.


Aliant Bank

By: Tim Hamner
Its: Vice President

Shelby County, AL 05/09/2007
State of Alabama

Deed Tax: \$34.50

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Tim Hamner, of Aliant Bank, an Alabama Banking Association, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of this conveyance, he, as such Vice President and with full authority executed the same voluntarily for and as an act of said Alabama banking association.

Given under my hand and official seal, this 1st day of May, 2007.


NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 27, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public

My Commission Expires: May 27, 2009