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20070803000361650 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/03/2007 09:01:17AM FILED/CERT

(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

KELVIN E. BOX
1213 6TH AVE NW
ALABASTER, AL 35007

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 SEVENTY FOUR THOUSAND NINE HUNDRED DOLLARS 00/100 (\$174,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ROBERT A. MILSTEAD and CARLA O. MILSTEAD, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **KELVIN E. BOX and BEVERLY SHEA BOX, 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 12 IN BLOCK 3 ACCORDING TO THE RESURVEY OF FERNWOOD THIRD SECTOR AS RECORDED IN MAP BOOK 7 PAGE 80 IN THE OFFICE OF THE JUDGE OF PROBATE 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. TITLE TO ALL OIL GAS AND MINERALS WITH IN AND UNDERLYING THE PREMISES TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO.
3. 35 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP BOOK 7 PAGE 80.
4. 5 FOOT EASEMENT REAR AS SHOWN ON RECORDED MAP BOOK 7 PAGE 80.
5. SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN MISC VOLUME 26 PAGE 77 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN DEED 314 PAGE 927.

\$139,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$34,980.00 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, **ROBERT A. MILSTEAD and CARLA O. MILSTEAD, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of July, 2007.


ROBERT A. MILSTEAD

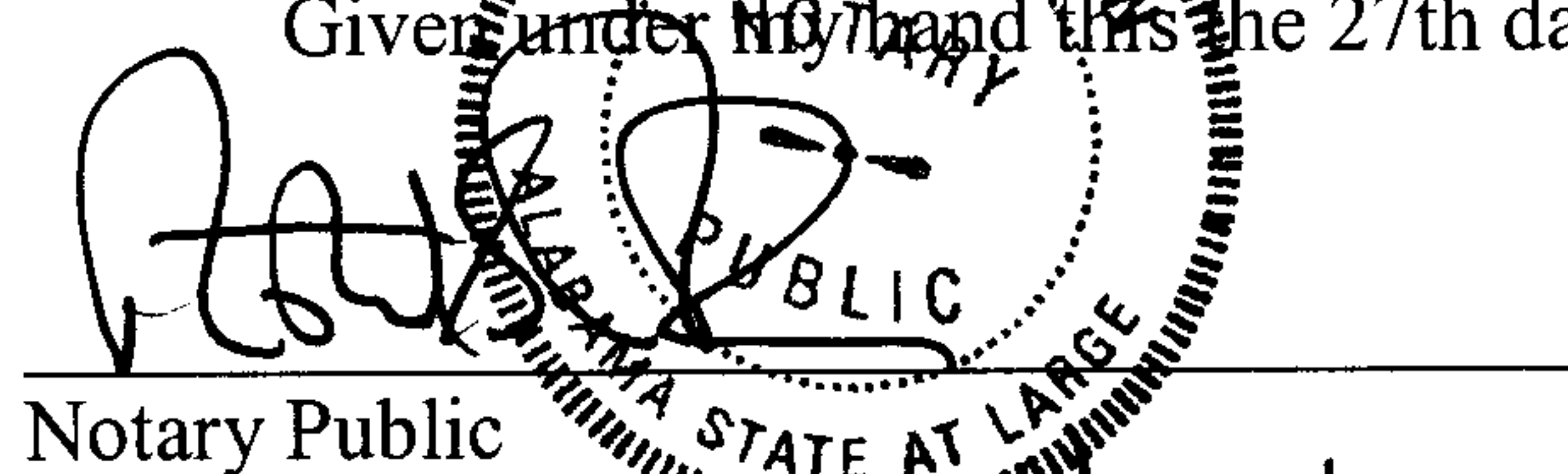

CARLA O. MILSTEAD

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ROBERT A. MILSTEAD and CARLA O. MILSTEAD, HUSBAND AND WIFE**, 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 and this the 27th day of July, 2007.


Notary Public

My commission expires: 7/16/10