

16061

20070803000361810 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
08/03/2007 09:01:33AM FILED/CERT

Shelby County, AL 08/03/2007
State of Alabama

Deed Tax: \$7.50

(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

TAYLOR WEBB
4723 HOLLOW LANE
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 FORTY FIVE THOUSAND DOLLARS 00/100 (\$145,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JOHN R. GARRETT, JR. and SHIRLEY J. GARRETT, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **TAYLOR WEBB AND RUSSELL S. VLACK**, (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 25 IN BLOCK 3 ACCORDING TO THE SURVEY OF PLANTATION SOUTH THIRD SECTOR PHASE V AS RECORDED IN MAP BOOK 17 PAGE 85 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 LINES AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RELEASE OF DAMAGES AS RECORDED IN DEED BOOK 236 PAGE 287; DEED BOOK 328 PAGE 476 AND DEED BOOK 341 PAGE 429.
3. EASEMENTS RIGHTS OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN DEED BOOK 325 PAGE 261.
4. AGREEMENT WITH PLANTATION PIPE LINE AND BARRETT BUILDERS INC AS RECORDED IN DEED BOOK 317 PAGE 166.
5. EASEMENT TO PLANTATION PIPE LINE AS RECORDED IN DEED BOOK 112 PAGE 353 AND AMENDED IN DEED BOOK 257 PAGE 375.

\$116,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$21,750.00 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, **JOHN R. GARRETT, JR. and SHIRLEY J. GARRETT, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of August, 2007.


JOHN R. GARRETT, JR.


SHIRLEY J. GARRETT

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHN R. GARRETT, JR. and SHIRLEY J. GARRETT, 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 this the 1st day of August, 2007.


Notary Public

My commission expires: 6-27-09