

16352

20071126000537050 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
11/26/2007 03:05:30PM FILED/CERT

Shelby County, AL 11/26/2007
State of Alabama

Deed Tax: \$2.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

KELLY KNIGHT
149 CATTAIL LANE
CALERA, AL 35040

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 TWO THOUSAND FOUR HUNDRED DOLLARS 00/100 (\$152,400.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **BAMERLANE, LLC** does by these presents, grant, bargain, sell and convey unto **KELLY KNIGHT and DORTHEY KNIGHT, 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 45 ACCORDING TO THE FINAL PLAT OF SHILOH CREEK SECTOR ONE PLAT ONE AS RECORDED IN MAP BOOK 38 PAGE 54 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 98, PAGE 77; DEED BOOK 121, PAGE 359 AND DEED BOOK 136, PAGE 292.**
3. **MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN DEED BOOK 121, PAGE 175.**
4. **EASEMENT TO SOUTH CENTRAL BELL TELEPHONE COMPANY, AS RECORDED IN REAL 58, PAGE 274.**
5. **GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT 20060414000173990 AND INSTRUMENT 20061212000601010.**
6. **BUILDING LINE(S), EASEMENT(S) AND RESTRICTION(S) AS SHOWN BY RECORDED MAP.**

\$150,045.00 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, **BAMERLANE, LLC** , by JOHN H. STREET, JR. its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 19th day of November, 2007.

BAMERLANE, LLC


JOHN H. STREET, JR.
MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN H. STREET, JR., whose name as MEMBER of **BAMERLANE, 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 LLC.

Given under my hand this the 19th day of November, 2007.


Notary Public

My commission expires: _____

