

\$140,300

20100322000081960 1/2 \$154.50
Shelby Cnty Judge of Probate, AL
03/22/2010 10:57:06 AM FILED/CERT

SEND TAX NOTICE TO:
PHILIP AND DEBORAH COLE
509 Carnoustie #30
Shoal Creek, Alabama 35242

This instrument was prepared by:
Julie A. Palmer, Attorney at Law
2363 Lakeside Drive, #101
Birmingham, AL 35244

WARRANTY DEED IN JOINT TENANCY WITH RIGHT OF SURVIORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of **TEN DOLLARS—(\$10.00)** and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, PHILIP COLE, a married man, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto PHILIP COLE and his Wife, DEBORAH S. COLE, (herein referred to as Grantee(s)) as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 103, according to the map of Shoal Creek, as recorded in Map Book 6, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 2009 and thereafter.
2. Easements or claims of easements not shown by public records.
3. Title to all minerals within and underlying the premises, together with all mining rights and others rights, privileges and immunities relating hereto, including any release of damages, recorded in Volume 129, Page 294 and Volume 129, Page 395.
4. Right of way to Alabama Power Company recorded in Deed Book 318, Page 588, Volume 308, Page 651 and Volume 133, Page 599.
5. Right if way to South Central Bell Telephone Company recorded in Volume 356, Page 420 and Deed Book 306, Page 242.
6. Restrictions recorded in Misc. Volume 19, Page 861; Misc. Volume 23, Page 564; amended by Misc. Volume 23, Page 567; and further amended by Real Volume 370, Page 938.
7. Right of Way granted to Water Works and Sewer Board of the City of Birmingham, as recorded in Deed Volume 301, Page 298.
8. Agreement with Alabama Power Company as recorded in Volume 21, Page 855; Volume 106, Page 516; Volume 62, Page 610; Volume 130, Page 588; Volume 26, Page 746; Volume 26, Page 848; and volume 298, Page 918.
9. Covenants, restrictions and conditions as shown on the recorded map.
10. Right of way to Shelby County recorded in Deed Book 196, Page 223.
11. Terms, agreements and right of way to Alabama Power Company recorded in Volume 298, Page 889.
12. Terms, conditions and limitations as set out in Map Book 6, Page 150; and Map Book 7, Page 21.
13. Riparian and other rights created by the fact that the subject property fronts on a lake.

This deed was prepared with information supplied by the Grantor herein without the benefit of a title search being performed on the subject property.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever;

And the Grantor for itself and for its successors and assigns covenant with the said GRANTEES, and 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 and its successors and assigns shall 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 Grantor has hereunto set its hand and seal this 12th day of March, 2010.


Philip Cole

Shelby County, AL 03/22/2010
State of Alabama
Deed Tax : \$140.50

STATE OF ALABAMA)
COUNTY OF Shelby) GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that

Philip Cole, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, being informed of the contents of the conveyance, he has full authority to and executed the same voluntarily.

Given under my hand and official seal this the 12th day of March, 2010.



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Gullah E. Tipton
Notary Public

My Commission expires: 2/7/2011