

\$20,000 MC

**THIS INSTRUMENT PREPARED BY:**

**Stephanie W. Kemmer, P.C.**

**P.O. Box 282**

**1124 Walnut Street**

**Centreville, AL 35042**

**(205)926-5304**

**Please send tax notice to:**


**Michael Breck Carroll & Dorien Shane  
Carroll.**

**5888 Highway 17**

**Helena, AL 35080**

**Source of Title: Deed**

**Book: 287 Page: 852**

  
20100527000168300 1/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
05/27/2010 11:24:36 AM FILED/CERT

**This deed is being prepared without the benefit of a title search and is being prepared from information provided by Grantors. No certification is being made.**

**STATE OF ALABAMA**

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**WARRANTY DEED**

)

**COUNTY OF SHELBY**

)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged,

**We, MARTHA CARROLL and THOMAS CARROLL, husband and wife,**

herein referred to as Grantors, do grant, bargain, sell and convey unto:

**MICHAEL BRECK CARROLL and DORIEN SHANE CARROLL,  
Tenants in Common**

herein referred to as Grantees, all our right, title and interest in and to the following described real estate situated in **SHELBY County, Alabama**, to-wit:

**Situated in the SE 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 3 West: Commence at the NW corner of the above said 1/4-1/4 Section for the point of beginning; Thence in an Easterly direction along the North line of the said 1/4-1/4 Section run a distance of 129.03 feet to the Westerly R.O.W. line of County Highway No. 17; Thence turn an angle of 76° 48 3/4' to the right along the said R.O.W. line for a distance of 154.67 ft.; Thence turn an angle of 103° 11 1/4' to the right for a distance of 161.37 feet to the West boundary line of the above said 1/4-1/4 Section; thence turn an angle of 88° 54 1/4' to the right and along said West boundary for a distance of 150.64 feet to the point of beginning. Subject to utility permits of record.**

**This conveyance is subject to all easements, restrictions and reservations of record a recorded in the aforesaid Office of the Probate Judge.**

Shelby County, AL 05/27/2010

State of Alabama

Deed Tax : \$20.00

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantors, of, in and to the same and every part or parcel thereof, with the appurtenances.

**TO HAVE AND TO HOLD**, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees, their heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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**, We have hereunto set our hands and seals, this 26<sup>th</sup> day of May, 2010.

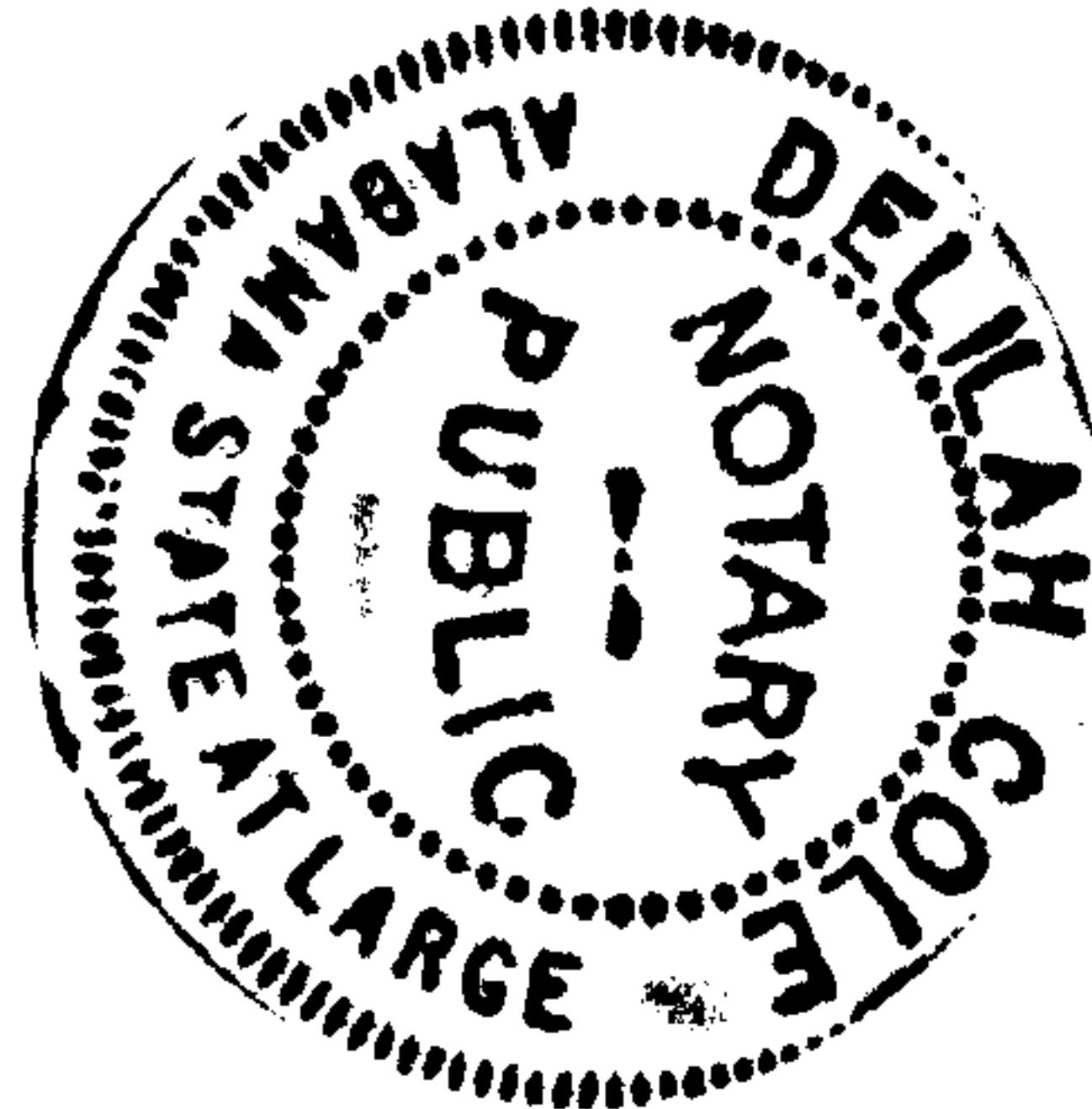
  
MARTHA CARROLL

  
THOMAS CARROLL

STATE OF ALABAMA                    )  
  )  
COUNTY OF BIBB                    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Martha Carroll and Thomas Carroll, husband and wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 26<sup>th</sup> day of May, 2010.



  
NOTARY PUBLIC  
My Commission Expires: 1/19/2011