

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203


20100927000316690 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
09/27/2010 12:11:21 PM FILED/CERT

Shelby County, AL 09/27/2010
State of Alabama
Deed Tax : \$10.00

Consideration
\$10,000.00

SEND TAX NOTICE TO:
Sharon R. Carroll
Michael R. Carroll

136 Carriage Creek Path
Chelsea, AL 35043

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
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, in hand paid to the undersigned, Carroll Enterprises, L.L.C., a limited liability company, (hereinafter referred to as "GRANTOR"), by Sharon R. Carroll and spouse, Michael R. Carroll, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES as joint tenants with right of survivorship the following described real estate, located and situated in Shelby County, Alabama, to wit:

Parcel I:

Lot 12, according to the Final Plat of Carriage Creek Subdivision, as recorded in Map Book 35, Page 135, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II:

Lot 17, according to a Resurvey of Lots 8, 9, 10 and 17 of Carriage Creek Subdivision as recorded in Map Book 37, Page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year 2010, not yet due and payable.
2. Easements, or claims of easements, not shown by the public records.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
4. Utility easements as shown by recorded plat, including an irregular easement in the NW corner of subject lot 17.
5. Restrictions, covenants, and conditions as set out in Inst. #20060207000062850, and Inst. #2006111300555830, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, martial status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable

state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

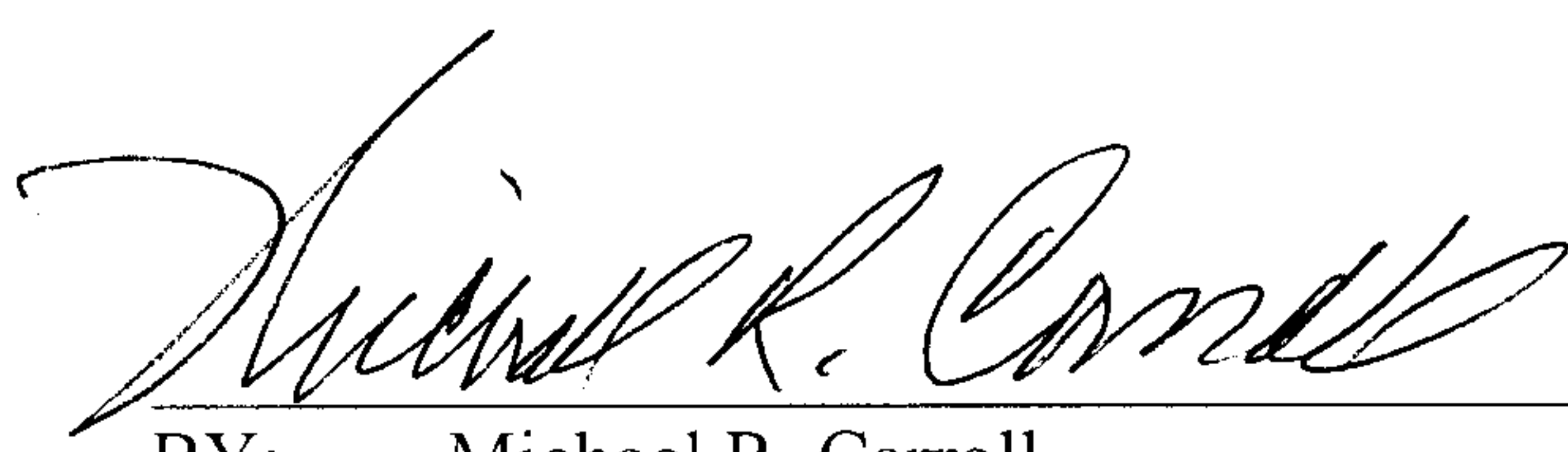
6. Restrictions, limitations and conditions as set out in Map Book 35, Page 135 and Map Book 37, Page 33 in said Probate Office.

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 Carroll Enterprises, L.L.C., a limited liability company, does for itself, its successors and assigns, covenant with the said GRANTEES, 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; 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 said Carroll Enterprises, L.L.C., by its Manager, Michael R. Carroll, is authorized to execute this conveyance, has hereto set his signature and seal, this 2nd day of September, 2010.

Carroll Enterprises, L.L.C.


BY: Michael R. Carroll (SEAL)
ITS: Manager

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael R. Carroll whose name as Manager of Carroll Enterprises, L.L.C., a limited liability company, 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, as such manager member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 2nd day of September, 2010.


NOTARY PUBLIC
My commission expires: 5-21-12