



20111026000320810 1/2 \$60.00
Shelby Cnty Judge of Probate, AL
10/26/2011 03:32:53 PM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$225,000.00** to the undersigned Grantor(s), **Donald L. Yancy and Janice E. Yancy, husband and wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **William S. Carlin and Patricia Carlin** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 839, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 15TH
ADDITION PHASE II, AS RECORDED IN MAP BOOK 9 PAGE 14 IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.**

**Address of Property: 1202 Willow Oak Court
Birmingham, Alabama 35244**

Grantor Donald L. Yancy is one and the same or is also known as Donald L. Yancy, Jr.

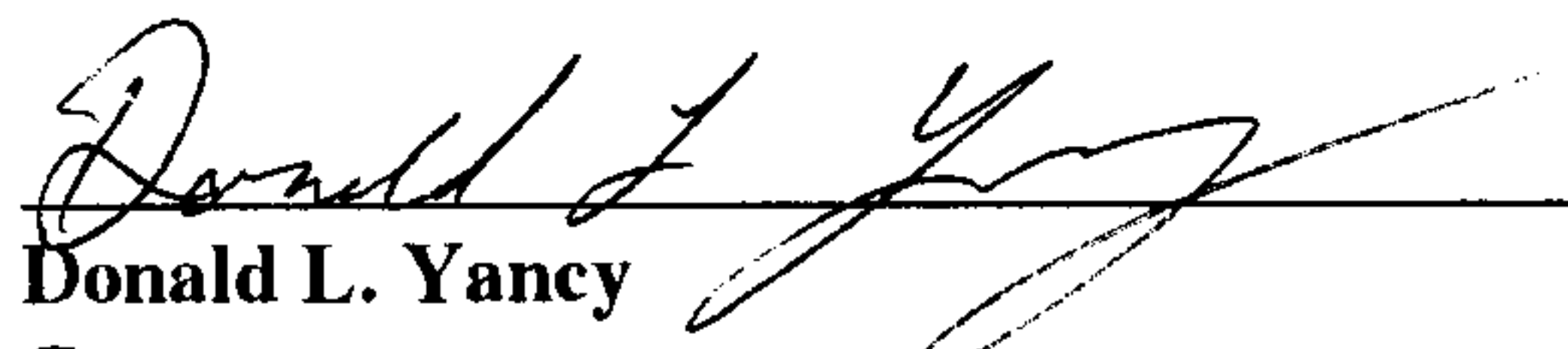
Subject to taxes for the year 2012 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

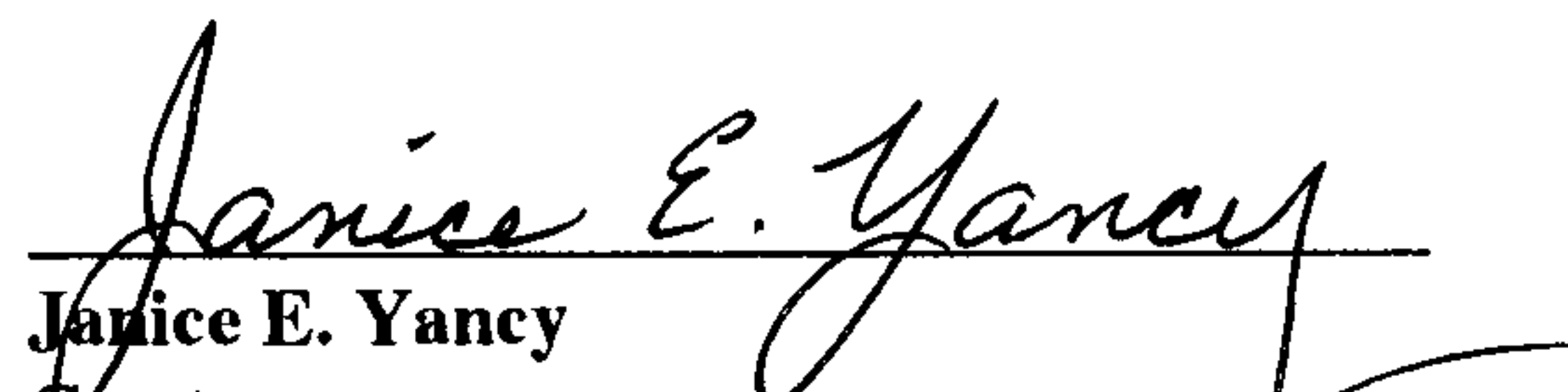
\$180,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 24 day of October, 2011.

By:


Donald L. Yancy
Grantor


Janice E. Yancy
Grantor

Notary Acknowledgement to Follow

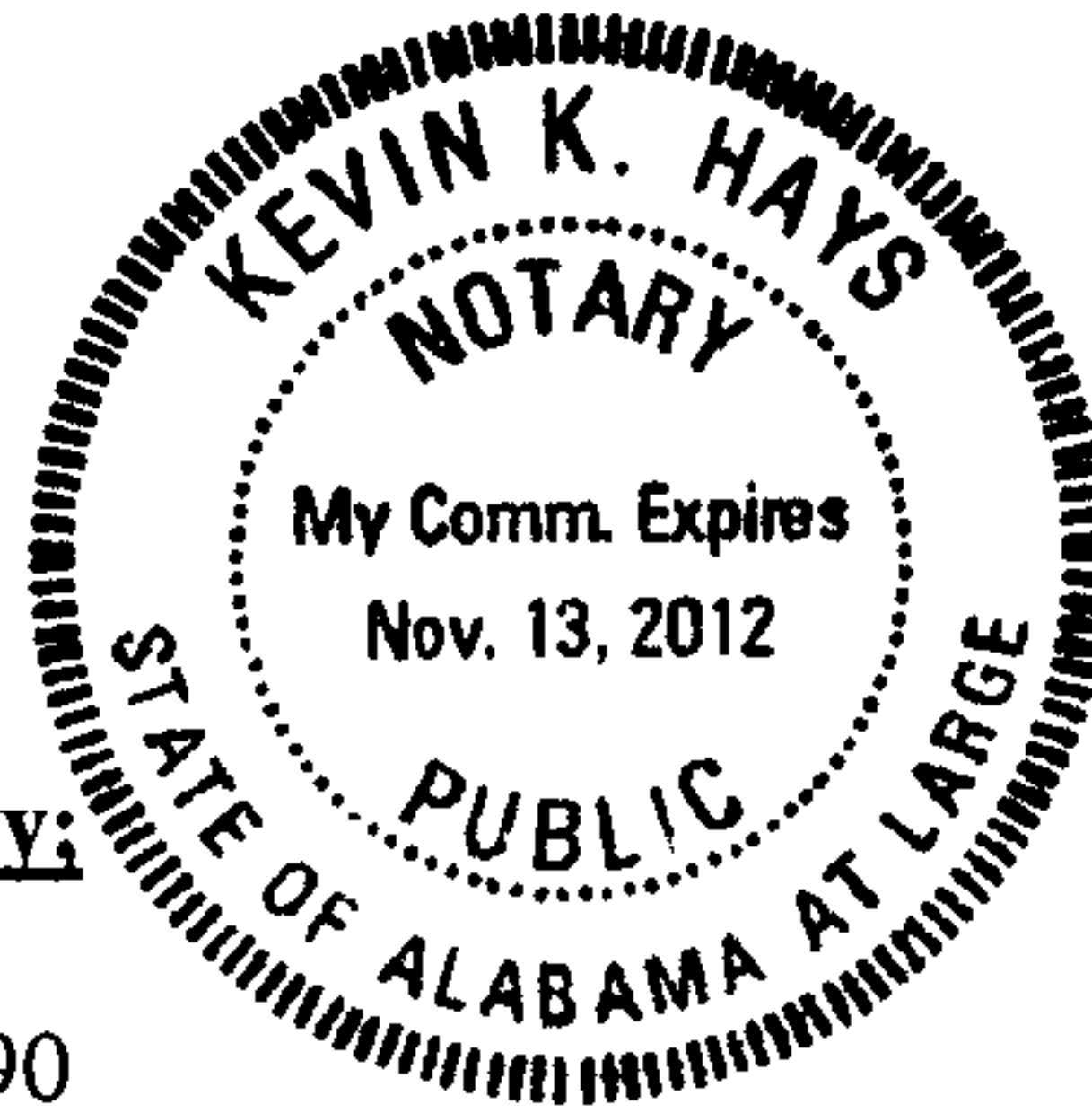
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STATE OF ALABAMA

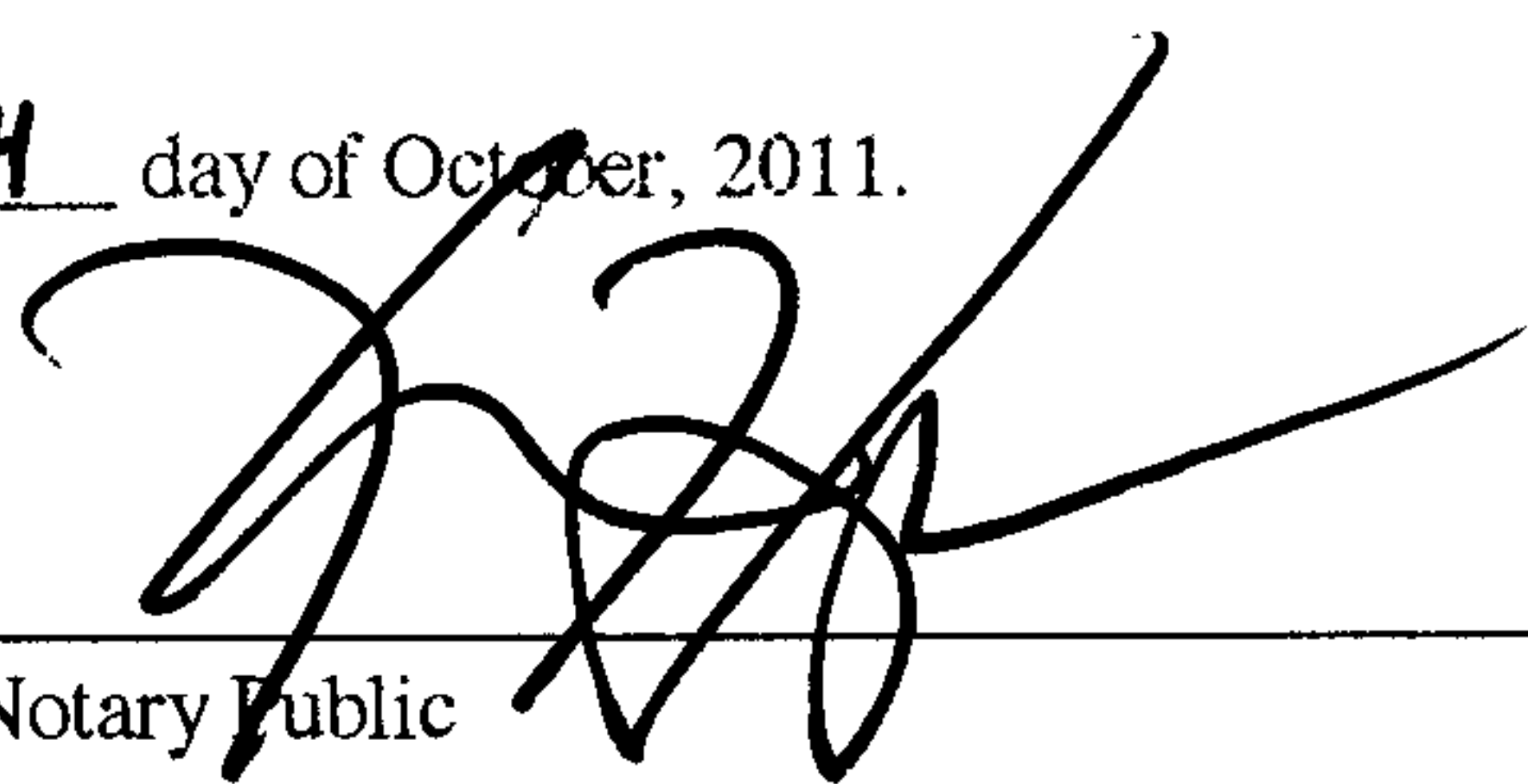
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Donald L. Yancy and Janice E. Yancy**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 24 day of October, 2011.



This Instrument Prepared By:
Kevin Hays, Attorney at Law
301 19th Street North, Suite 590
Birmingham, AL 35203



Notary Public

Commission Expires: _____

Send Tax Notices To:
William S. Carlin and Patricia Carlin
1202 Willow Oak Court
Birmingham, Alabama 35244

Shelby County, AL 10/26/2011
State of Alabama
Deed Tax: \$45.00