

THIS INSTRUMENT PREPARED BY:
 R. Shan Paden
 Paden & Harris
 2070 Valleydale Road, Suite 5
 Birmingham, Alabama 35244

SEND TAX NOTICE TO:
 Liston E. Cartledge, Jr.
 6543 Quail Run Dr.
 Pelham, AL 35124

STATE OF ALABAMA)
 SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of ONE HUNDRED FOURTEEN THOUSAND (\$114,000.00) DOLLARS to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, ABRAHAM L. SCOTT, acting by and through his attorney-in-fact, Willa M. Scott, and WILLA M. SCOTT, husband and wife (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto LISTON E. CARTLEDGE, JR. and JULIA T. CARTLEDGE (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 22, according to the survey of Quail Run as recorded in Map Book 7, Page 22 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993; which said taxes are a lien but not due and payable until October 1, 1993.
2. 35 foot building setback line, and a 7.5 foot easement along the East side of subject property as shown by recorded plat.
3. 30 foot easement to Alabama Gas Corporation running through the rear of subject property as shown by recorded plat.
4. Restrictions as recorded in Misc. Book 22, Page 638.
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 223.
6. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining

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rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 235, Page 365.

7. Agreement with Alabama Power Company as recorded in Misc. Book 22, Page 834.
8. Restrictive covenants as to underground residential distribution as recorded in Misc. Book 22, page 841.

\$108,300.00 of the consideration stated herein was derived from a mortgage loan 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against all the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of December, 1992.

ABRAHAM L. SCOTT

BY: Willa M. Scott
Willa M. Scott, his attorney-in-fact

Willa M. Scott
WILLA M. SCOTT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that WILLA M. SCOTT, whose name as attorney in fact for ABRAHAM L. SCOTT, 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, she with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 31st day of December, 1992.


Notary Public

My commission expires: 7/16/94

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said county in said state, hereby certify that WILLA M. SCOTT, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 31st day of December, 1992.


Notary Public

My commission expires: 7/16/94

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