

Instrument was prepared by:
William R. Justice
Attorney at Law
P.O. Box 1144
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Send Tax Notice To:
Warren Scott Hand
Vanessa J. Hand
1239 Siskin Circle
Alabaster, Al 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty-Five Thousand and no/100 (\$45,000.00), to the undersigned grantor(s), in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **JAMES M. CARROLL and wife, BETTY L. CARROLL**, (herein referred to as grantor(s), grant(s) bargain(s), sell(s) and convey(s) unto **WARREN SCOTT HAND and VANESSA J. HAND**, (herein referred to as grantee(s), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Lot 33, in Block 2, according to the Survey of Norwick Forest, Third Sector, Second Phase, as recorded in Map Book 23, Page 121, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Easement(s) building and restrictions as shown on recorded map; (2) Right-of-way granted to Alabaster Water and Gas Board, recorded in Real 124, Page 255; (3) Right-of-way granted to Alabama Power Company recorded in Real 157, Page 664; Real 179, Page 21; Real 157, Page 662 and Real 224, Page 583; (4) Restrictions and covenants appearing of record in Real 170, Page 137; Real 182, Page 942; Real 196, Page 766; Real 228, Page 563 and Inst. No. 1994-3062.

\$35,900.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee(s), as joint tenants with right of survivorship.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantee(s), their heirs and assigns, that, WE are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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 grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hand(s) and

10/26/1999-44096
11:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
11:30

Inst # 1999-44096

9ABSC/ Davis Plaza

seal(s) this the 25th day of October,
1999.

James N. Carroll
James N. Carroll
Betty L. Carroll
Betty L. Carroll

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James N. Carroll and wife, Betty L. Carroll, 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 our hand and official seal this _____ day
of October, 1999.

[Signature]
Notary Public
My Commission Expires: 9/1/03

Inst # 1999-44096

10/26/1999-44096

11:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HNS 21.50