

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Sandra L. Carpenter(Address) 1570 Applegate LaneAlabaster, Al. 35007

This instrument was prepared by

(Name) Patricia K. Martin, PC2090 Columbiana Rd.(Address) Birmingham, Al. 35216

Form 1-1-27 Rev. 1-66

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-eight thousand nine hundred and no/100 (\$68,900.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert J. Mandeville, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sandra L. Carpenter(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 82, according to the Survey of Applegate Manor, as recorded in Map Book 9, Page 125 A, B and C in the Probate Office of Shelby County, Alabama. Together with all the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Associates, Inc. in Book 65, Page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, recorded in Real 63, Page 634 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$ 65,337.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor is a married man, however, the property described herein is not the homestead of the Grantor or his spouse.

Inst # 2000-43953

12/19/2000-43953  
09:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

18.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 6 day of December, 19xx 2000

(Seal)

(Seal)

(Seal)

ROBERT J. MANDEVILLE BY  
BOB P AS HIS ATTORNEY IN FACT (Seal)  
ROBERT J. MANDEVILLE by Bob Ping as  
his Attorney in Fact (Seal)  
(Seal)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19\_\_\_\_\_

Notary Public.

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Bob Ping, whose name as Attorney in Fact under Durable Specific Power of Attorney for Robert J. Mandeville, a married man 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 in his capacity as such Attorney in Fact under Power of Attorney for Robert J. Mandeville executed the same voluntarily on the day the same bears date.

Given under my hand this the 6<sup>th</sup> day of December, 2000

Patricia K. Mauter  
NOTARY PUBLIC

My commission expires: 6/28/2004

Inst # 2000-43953

12/19/2000-43953  
09:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HMB 18.00