

Send tax notice to:


TRAVIS D. CARROLL  
313 CAMDEN COVE CIRCLE  
CALERA, AL, 35040

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2014255

**WARRANTY DEED**

  
20140703000202070 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
07/03/2014 11:54:11 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nine Thousand Nine Hundred and 00/100 Dollars (\$109,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOEL A. WALLACE and JAMIE L. WALLACE, HUSBAND AND WIFE **whose mailing address is:**  
510 Southern Hills Drive, Calera AL 35040  
(hereinafter referred to as "Grantors") by TRAVIS D. CARROLL **whose mailing address is: 313 CAMDEN COVE CALERA, AL 35040** (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 137, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 1, AS RECORDED IN MAP BOOK 25, PAGE 33 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

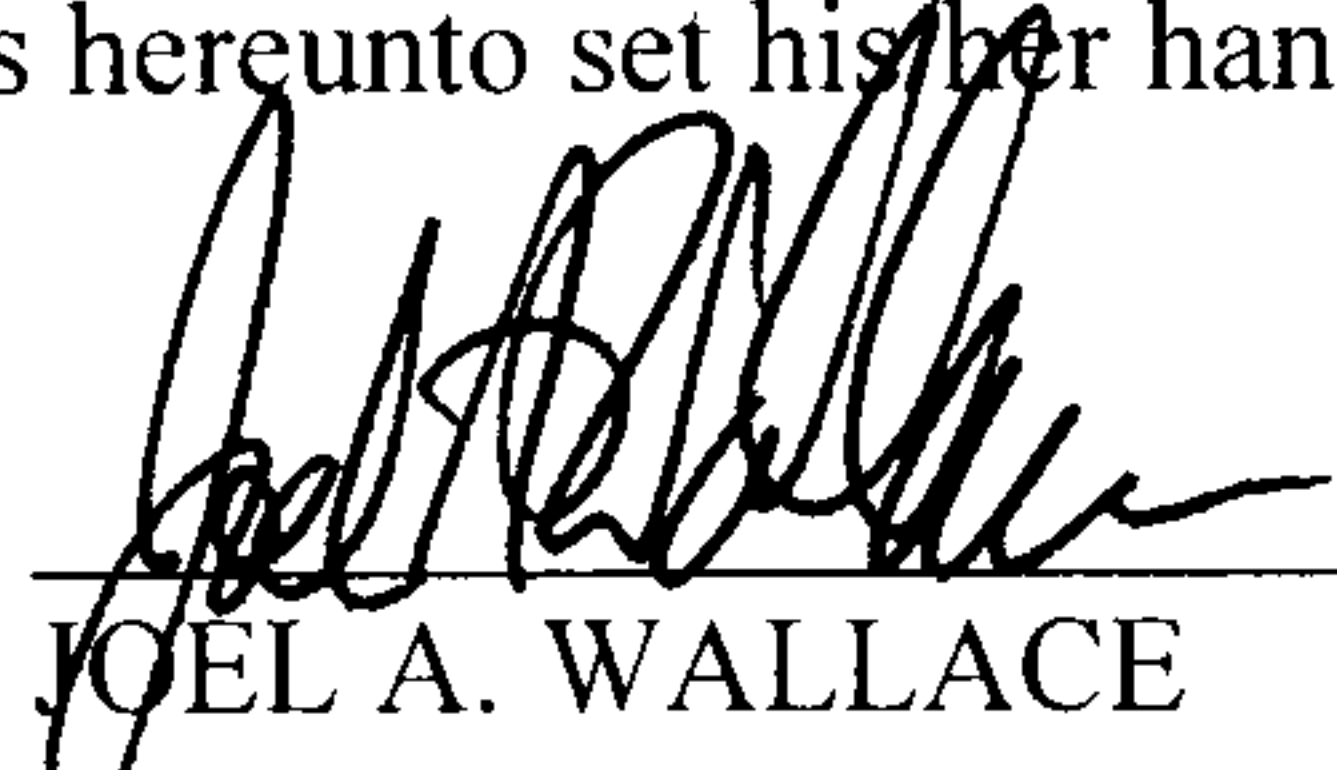
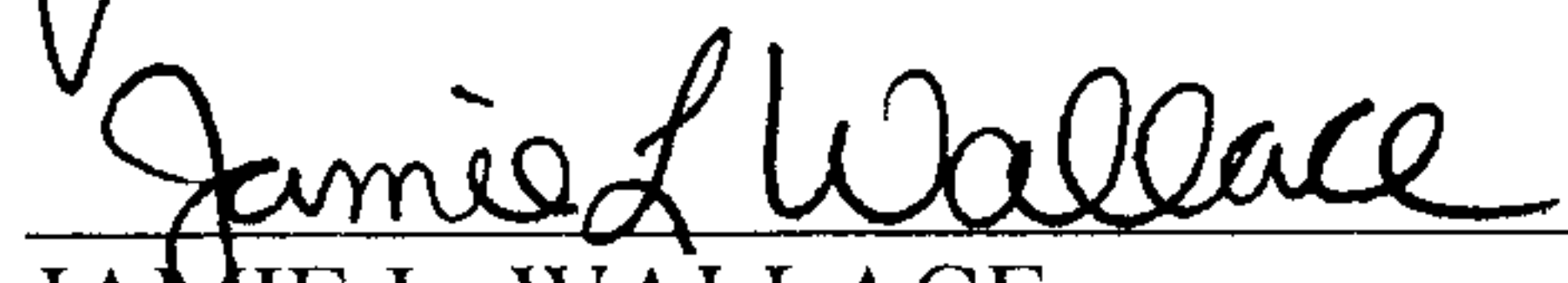
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 1999-10604 AND INSTRUMENT NO. 1999-41873, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
3. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 1999-22218.
4. SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OF SUBSURFACE CONDITIONS THAT MAY OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY RECORDED IN INSTRUMENT NO. 1999-10604.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 247, PAGE 839.
6. PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 321, PAGE 626.

\$106,603.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 07/03/2014  
State of Alabama  
Deed Tax: \$3.50

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


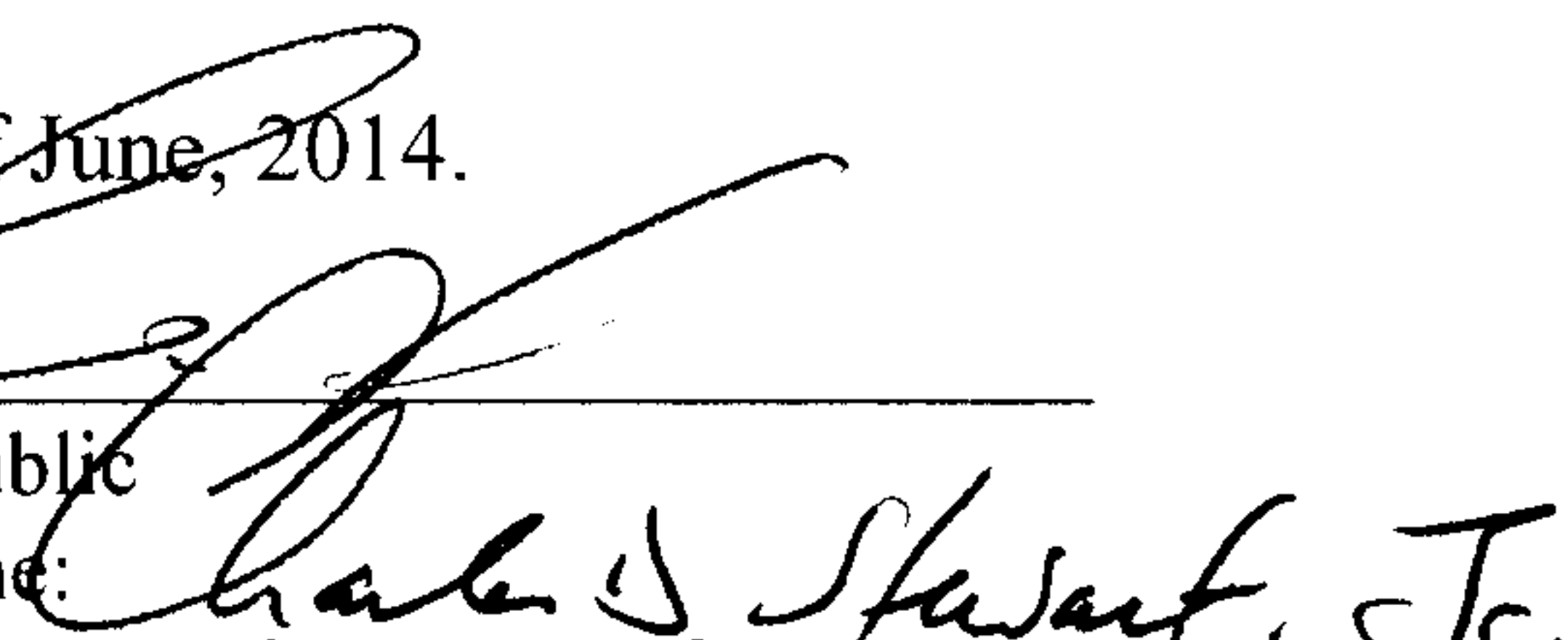
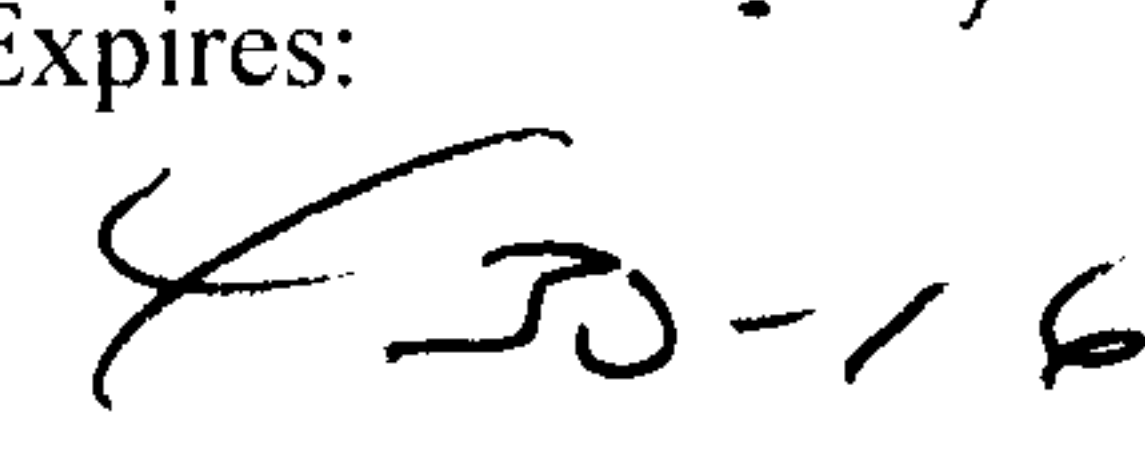
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 16th day of June, 2014.


  
\_\_\_\_\_  
JOEL A. WALLACE  
  
\_\_\_\_\_  
JAMIE L. WALLACE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOEL A. WALLACE and JAMIE L. WALLACE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of June, 2014.

  
Notary Public  
Print Name:   
Commission Expires: 

  
20140703000202070 2/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
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