

THIS INSTRUMENT PREPARED BY:

NAME: Thomas J. Thornton

ADDRESS: 1119 Willow Run Road, Birmingham, AL.

Send Tax Notice To:

John D. Carney

3053 Old Stone Drive

Birmingham, Alabama 35243

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$99,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Meredith Edward Lyemance

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

John D. Carney, Jr.

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

Lot 25, Block 2, according to the survey of The
Town of Adam Brown, Phase II, as recorded in Map
Book 8, Page 25, in the Probate Office of Shelby
County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Taxes due in the Year 1985 which are a lien but not due and payable until October 1, 1985.

2. Easement as shown by recorded map.

3. Right of Way to Alabama Power Company recorded in Vol. 329, page 308, in the Probate Office of Shelby County, Alabama.

4. Restrictions contained in Vol. 37, page 482, in the Probate Office of Shelby County, Alabama.

5. Agreement with Alabama Power Company recorded in Vol. 37, page 483, in the Probate Office of Shelby County, Alabama.

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 GRANTEE(S), 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 GRANTEE(S), 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 7th day of FEBRUARY, 1985.

Deed Tax 99.00 - STATE OF ALA. SHELBY CO.
Rec 2.50 I CERTIFY THIS.....(Seal)
Jnd 1.00 2.50 INSTRUMENT WAS FILED
102.50 1985 APR -2 AM 10:24
(Seal)

Meredith Edward Lyemance (Seal)
Meredith Edward Lyemance

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Thomas J. Thornton, a Notary Public in and for said County, in said State, hereby certify that Meredith Edward Lyemance, whose day is 7th of FEBRUARY, 1985, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of FEBRUARY, 1985.

Thomas J. Thornton

D., 19. 85

Notary Public