

This form furnished by:

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This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. Joe Adaway
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINE THOUSAND FIVE HUNDRED AND NO/100 (\$9,500.00) DOLLARS

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

CLIFFORD W. LYNCH and wife, BARBARA C. LYNCH

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

JOE ADAWAY

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

Lot 2, according to the survey of Carleton Estates, as recorded in Map Book 13 page 48 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 70 feet reserved from Hebb Road and Landing Lane as shown by plat.

Public utility easements as shown by recorded plat, including a 7.5 foot on the West side of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 229 page 584 and Map Book 13 page 48 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 138 page 88 and Deed Book 133 page 253 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

Subdivision is to provide for construction of single family residences only, as shown in Map Book 13 page 48 in Probate Office of Shelby County, Alabama.

Less and except any part of subject property lying within road right of way.

1. Deed Tax \$ 950

2. Mtg Tax

3. Recording Fee 250

4. Indexing Fee 100

TOTAL 1300

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAR 17 AM 10:28

JUDGE OF PROBATE

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th
day of March, 19 89

(Seal)

(Seal)

(Seal)

Clifford W. Lynch

Barbara C. Lynch

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned
in said State, hereby certify that

Clifford W. Lynch and wife, Barbara C. Lynch

a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are is 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 my hand and official seal, this 13th day of March, 19 89

1/25/90

Attestation Expires

Notary Public