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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. Curtis Gossett
(Address) 933 Whigfield Cr.
Fultondale, AL 35068

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS

1082

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
CURTIS GOSSETT, an unmarried man

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

Lot 3, 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 10 foot on the Southwesterly, Southerly and Southeasterly sides 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.

BOOK 235 PAGE 262

- 1. Bond Tax \$ 10.00
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 2.00
- TOTAL 14.50

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 7th day of April, 19 89

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
89 APR 21 AM 9:38 (Seal)

Clifford W. Lynch (Seal)
Clifford W. Lynch
Barbara C. Lynch (Seal)
Barbara C. Lynch (Seal)

STATE OF ALABAMA Thomas A. Shanderson, Jr.
SHELBY COUNTY JUDGE OF PROBATE } General Acknowledgment

I, the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that Clifford W. Lynch and wife, Barbara C. Lynch

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 7th day of April, 19 89

1/25/90

My Commission Expires:

Thomas A. Shanderson, Jr.
Notary Public