

This instrument was prepared by

(Name) Clayton T. Sweeney  
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(Address) Birmingham, AL 35209

Form TICOR 5200 1-84  
WARRANTY DEED, IN FULL PAYMENT OF THE DEBT OF - TICOR TITLE INSURANCE

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty Five Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES hereto, the receipt whereof is acknowledged, we,

David R. Kolpek and wife, Joan R. Kolpek  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Francis J. Carroll, Jr.

(herein referred to as GRANTEES) the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 16, Block 2, according to the Survey of Town of Adam Brown,  
Phase 2, as recorded in Map Book 8, Page 25, in the Probate Office  
of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1991 which are a lien but are not due  
and payable until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of  
record.

\$112,500.00 of the consideration was paid from the proceeds of a  
mortgage loan closed simultaneously herewith.

1. Deed Tax	12.50
2. Ad Val Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	19.00

his

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever; the entire interest in fee simple

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, we have hereunto set our hand(s) and seals, this 14th

day of February, 19 91

WITNESS:

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 MAR -6 AM 8:28

STATE OF ALABAMA Kentucky

County

JUDGE OF PROBATE

I, the undersigned

hereby certify that David R. Kolpek and wife, Joan R. Kolpek

whose name & are signed to the foregoing conveyance, and who are 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 14th day of February, A.D., 19 91

SEND TAX NOTICE TO:

(Name) Francis J. Carroll, Jr.  
3035 Old Stone Drive  
(Address) Birmingham, AL 35242  
10-1-02-0-004-027

CORLEY, MONCUS & WARD, P.C.