

THIS INSTRUMENT WAS PREPARED BY:

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PHONE: 205/663-0905

SEND TAX NOTICE TO:

Wanda & Robt Carson  
Overlook Lr.  
Mt. Dora, FLA.

87.500.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and No/100 Dollars (\$1.00) to the undersigned Grantor (Whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, WANDA PAYNE CARSON and husband ROBE CARSON and BONNIE BROWN SIMMONS and husband BILL SIMMONS (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto THE ESTATE OF WANDA and ROBE CARSON In Entirety, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

One lot or parcel of land off of Lot #3, commencing at the Northwest corner of W. P. Denson's lot, on the East side of Montgomery Avenue, in the Town of Calera, Alabama and running North parallel with the said Montgomery Avenue fifty-five feet to the lot owned by Hiram Busby, thence East to the South and North Alabama Railroad Co., thence South along the right of way of the said South and North Alabama Railroad Co., a distance of fifty-five feet, thence West to the point of beginning. Said lot having a depth of Two hundred fifty feet, more or less, and a width of fifty-five feet, more or less, and lying and being in the Town of Calera, Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 222 page 423 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

This property does not constitute the homestead of the Grantors herein. The Grantors own other real property that does constitute homestead.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall

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002 MCD 9.50

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warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 12<sup>th</sup> day of May, 1993.

Bonnie Brown Simmons (Seal)

Bill Simmons (Seal)

Wanda M. Carson (Seal) ✓

Rob B. Carson (Seal) ✓

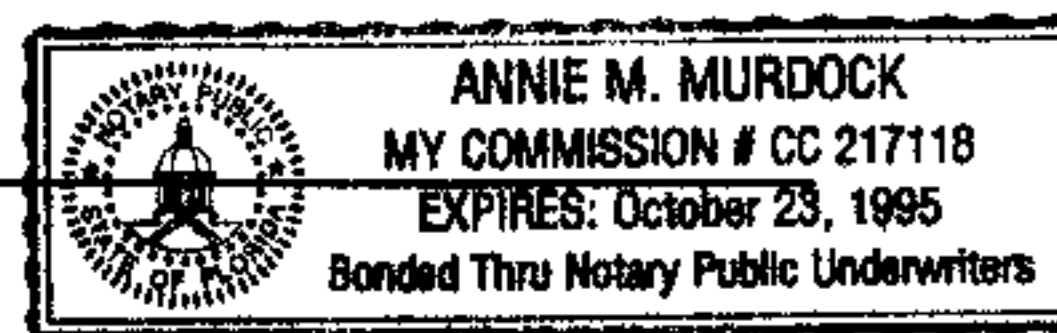
STATE OF FLORIDA  
COUNTY OF Lake

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Wanda Payne Carson and husband Robe Carson, 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 instrument, they executed the same voluntarily on the day the same bears date. They did not take an oath.

Given under my hand and official seal this 12<sup>th</sup> day of May, 1993.

Annie M. Murdock  
Notary Public

My Commission Expires:



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Bonnie Brown Simmons and husband Bill Simmons, 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 instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of April, 1993.

Jennifer G. Wallace  
Notary Public

My Commission Expires:

10-29-96

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