

This instrument was prepared by:
(Name) Ray D. Gibbons
(Address) 1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice to:
(Name) Donna Weeks Carlson
(Address) 2117 Cameron Circle
Birmingham, Alabama 35242

WARRANTY DEED

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

That in consideration of Two Hundred Sixty-Five Thousand and no/100 (\$265,000.00) Dollars

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

John P. Segars, a married man

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

Donna Weeks Carlson, a married woman

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

(see attached for legal description of real estate)

Part of the consideration set out above is represented by a purchase money mortgage to South States Mortgage Corporation executed and recorded simultaneously herewith.

The property being conveyed is not the homestead of the Grantor.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 76.00

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 July, 19 93

(Seal)

(Seal)

(Seal)

John P. Segars (Seal)
John P. Segars (Seal)

STATE OF ALABAMA }
Jefferson County } **General Acknowledgment**

I, Rosemary A Gilmore a Notary Public in and for said County,
in said State, hereby certify that John P. Segars

whose name(s) is 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 13th day of July, 19 93

My Commission Expires: 10/10/94
Jordan

Rosemary A Gilmore
Notary Public

Lot 12, according to the Survey of St. Ives at Greystone, as recorded in Map Book 15, page 70 A & B in the Probate Office of Shelby County, Alabama

Subject to:

Ad Valorem taxes for 1993.

Restrictions as shown by recorded Map.

20 foot building line on front and 50 foot building line on rear as shown by recorded Map.

10 foot Easement on rear, as shown by recorded Map.

30 foot undisturbed buffer zone on rear as shown by recorded Map.

Restrictions appearing of record in Real 317, page 260, Real 265, page 98, Real 319, page 235, Real 333, page 415, Real 336, page 821, Real 346, page 942, Real 356, page 653 and real 397, page 958, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 109, page 505, Volume 112, page 516, Volume 305, page 637, Real 333, page 138, Real 350, page 206 and Real 377, page 421, in the Probate Office of Shelby County, Alabama.

Rights of others to use of Hugh Daniels Drive as set out in Instrument recorded in Deed Book 301, page 799 in the Probate Office of Shelby County, Alabama.

Covenants and Agreements for water services, recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama.

Reciprocal Easement Agreement pertaining to access and roadway easements, recorded in Real 312, page 274 and amended by Real 317, page 253 and Real 356, page 668, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 4, page 486, Volume 121, page 294 and Volume 60, page 260, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company for water distribution by instrument recorded in Real 333, page 138, in the Probate Office of Shelby County, Alabama.

Agreement with Shelby County Cable, Inc., recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

Restrictions regarding Alabama Power Company recorded in Real 364, page 393, in the Probate Office of Shelby County, Alabama.

Release of Damages as recorded in Instrument 1992-5331, in the Probate Office of Shelby, County, Alabama.

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