This Instrument was Prepared By:
Lucille S. Farris
P. O. Box 247
Alabaster, Alabama 35007

MAIL TAX NOTICE TO:

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WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

Inst # 1993-31296

That in consideration of Twenty Thousand Two Hundred Dollars (20,200) to the undersigned GRANTOR, MARY F. ROENSCH, a married woman, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

KERRY CARTER AND RAYBURN CARTER D/B/A CARTER CONSTRUCTION

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

Lot 19, Sector 5 according to the map of Apache Ridge Subdivision, as recorded in Map Book 17 Page 62 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
SUBJECT TO:
Easements and restrictions of record.
Subdivision restrictions recorded at Instrument 1993-18462 in the Probate Office of Shelby County, Alabama.
Mining and mineral rights if not owned by GRANTOR.

No part of the above described real estate constitutes the homestead of the GRANTOR or spouse of GRANTOR.

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

And said GRANTOR does for herself, her successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that she has a good right to sell and convey the same as aforesaid; that she will, and her successors and assigns 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, the said GRANTOR hereto set its signature and seal, this 25th day of August, 1993.

BY: Mary F. Roensch
Mary F. Roensch
GRANTOR

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary F. Roensch 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of Aug, 1993.

Donna R Carton
Notary Public

My Commission Expires 3/18/95

$20,200.00 of the above recited consideration was from a Mortgage loan closed simultaneously herewith.

10/08/1993-31296
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 9.50