

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00) to the undersigned Grantors, R. Wayne Carnes and wife, Cynthia P. Carnes, in hand paid by the Grantee, herein, the receipt whereof is acknowledged, we, R. Wayne Carnes and wife, Cynthia P. Carnes, (herein referred to as Grantors) do grant, bargain, sell and convey unto Anita Ann Pressley, (herein referred to as Grantee) for and during her life, in fee simple, the following described real estate situated in Shelby County, Alabama:

Lot 38, Survey of Old Mill Trace, a subdivision according to the plat thereof recorded in Map Book 7, Pages 99A and 99B in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, limitations and rights of way of record.

A Purchase Money Mortgage in the amount of \$106,400.00 is filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee for and during her life, and to her heirs and assigns forever.

And we do for us and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 10th day of March, 1994.

WITNESS

R. Wayne Carnes (L.S.)
R. Wayne Carnes

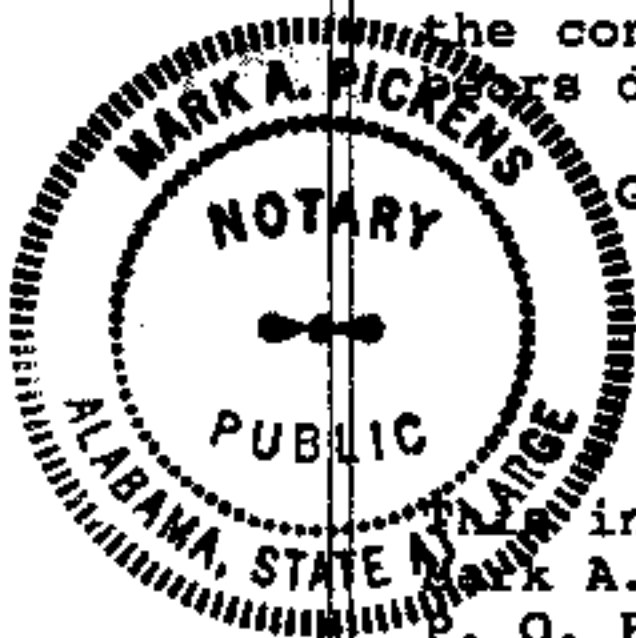
Cynthia P. Carnes (L.S.)
Cynthia P. Carnes

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Wayne Carnes and Cynthia P. Carners, whose names 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 date.

Given under my hand and seal this the 10th day of March, 1994

Mark A. Pickens
Notary Public
Commission expires: 1/22/97



Instrument prepared by:
Mark A. Pickens, Attorney at Law
P. O. Box 59372
Birmingham, Alabama 35259
Ref: 94-0073

Grantee's Address:
4971 Caldwell Mill Lane
Birmingham, AL 35242

Inst # 1994-08185

Inst # 1994-08185
03/14/1994-08185
01:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50