

This instrument was prepared by

(Name) John E. Medaris

(Address) 230 Bearden Road Alabaster, AL 35007



This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA ****TITLE NOT EXAMINED****

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen thousand five hundred dollars (\$17,500.00)

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

Gene B. O'Quinn and wife Thelma M. O'Quinn

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

Ernest L. McCarty

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 78 according to the Survey of Kingwood, Third Addition, as recorded in Map Book 7, Page 26, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

02/27/1995-05008
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 26.00

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

day of January 19 95

Gene B. O'Quinn (SEAL)
Gene B. O'Quinn

Thelma M. O'Quinn (SEAL)
Thelma M. O'Quinn

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama COUNTY

General Acknowledgment

I,

a Notary Public in and for said County,

in said State, hereby certify that

Gene B. O'Quinn and wife, Thelma M. O'Quinn
whose name(s) are 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of January A.D. 19 95

Notary Public