

95-1876

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DARLENE G. FLOWERS
114 CANYON PLACE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1995-22655

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY NINE THOUSAND NINE HUNDRED and 00/100 (\$89,900.00) DOLLARS to the undersigned grantor, CARTER HOMEBUILDERS, INC., a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto DARLENE G. FLOWERS, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 44, ACCORDING TO THE SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19 PAGE 19 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line of 15 feet reserved from Canyon Place as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1994-35220 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 223 page 80, Deed Book 102 page 397, Deed Book 127 page 597 and Deed Book 134 page 37 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Inst. No. 1995-12825 in Probate Office.
6. Rights of owners of property adjoining property in and to the joint of common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

\$71,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 29.00

aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CARTER HOMEBUILDERS, INC., by its VICE-PRESIDENT, RAYBURN CARTER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 9th day of August, 1995.

CARTER HOMEBUILDERS, INC.

By:



RAYBURN CARTER, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RAYBURN CARTER, whose name as VICE-PRESIDENT of CARTER HOMEBUILDERS, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 9TH day of AUGUST, 1995.


Notary Public

My commission expires:

7/16/98

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