

Consideration \$75,000.00

Inst # 1995-25996

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, Marvin E. Carper and Billie S. Carper, husband and wife, herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL and CONVEY unto Billie S. Carper, a married woman, herein referred to as GRANTEE, her heirs and assigns, the following described Real Estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 7, according to the survey of Brookshire, First Sector, a private, single family, residential, estate lot, subdivision, as recorded in Map Book 16, Page 33 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a part of Lot 8, Brookshire 1st Sector, as recorded in Map Book 16, Page 33, in the office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows:

Commence at the southwest corner of said Lot 8; thence run N 1 degree 33' 51" W, 575.26'; thence run S 57 degrees 26' 24" E, 50' to a point on the bank of a private lake, said point being the Point of Beginning; thence run S 21 degrees 26' 24" E along said bank 40.00'; thence run N 72 degrees 41' 44" E, along said bank 43.74'; thence run N 69 degrees 23' 07" W, 48.00'; thence run N 57 degrees 26' 24" W, 13.60' to the Point of Beginning. Containing 0.02 acres more or less.

This conveyance is made subject to any and all easements, restrictions, reservations and rights-of-way appearing of record affecting the above-described property.

For purposes of ad valorem tax appraisal only, the mailing address of the subject property and of the GRANTEE is: 113 Brookshire Lane, Pelham, Alabama 35124.

TO HAVE AND TO HOLD the aforegranted premises to the said GRANTEE, her heirs and assigns FOREVER.

IN WITNESS WHEREOF, we have hereunto set my hands and seals, this 13th day of September, 1995.

Marvin E. Carper (L.S.)
Marvin E. Carper

Billie S. Carper (L.S.)
Billie S. Carper

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Marvin E. Carper and Billie S. Carper, 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 bears date.

09/18/1995-25996
01:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 86.00

Given under my hand and official seal this 13th day of September, 1995.

(Notarial Seal)

Mary O. Oasterling
Notary Public, State at Large
My Commission Expires: 5/12/99

THIS INSTRUMENT PREPARED BY:

✓ W. Holt Speir, III, Esq.
Capell, Howard, Knabe & Cobbs, P.A.
57 Adams Avenue
Post Office Box 2069
Montgomery, Alabama 36102-2069
(334) 241-8000

The preparer of this instrument acted as a scrivener only and performed no title work with respect to the subject property.

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