

01/16/1996-01413
12:28 PM CERTIFIED
BY COUNTY JUDGE OF PROBATE
71.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

LYNN SASSER
2905 SELKIRK CIRCLE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY SIX THOUSAND and 00/100 (\$136,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, JEFFREY D. CARMICHAEL and CELITA P. CARMICHAEL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LYNN SASSER, A SINGLE WOMAN, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 22, IN BLOCK 1, ACCORDING TO THE MAP AND SURVEY OF SELKIRK, A SUBDIVISION OF INVERNESS, PHASE IV, AS RECORDED IN MAP BOOK 6, PAGE 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 306, Page 10.
3. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. Book 21, page 376.
4. Restrictions appearing of record in Misc. Book 21, page 10.
5. Agreement with Alabama Power for underground residential distribution as recorded in Misc. Book 21, page 377.
6. A 10 foot utility easement along the rear lot line and a 7.5 foot utility easement along the northeasterly corner of lot, as shown on recorded map.
7. Title to all minerals within and underlying the premises, together with all mining rights and other right, privileges and immunities relating thereto as recorded in Deed Book 42, Page 246.

\$76,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES, 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 the said GRANTEEES, 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

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encumbrances, unless otherwise noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JEFFREY D. CARMICHAEL and CELITA P. CARMICHAEL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of December, 1995.


JEFFREY D. CARMICHAEL

CELITA P. CARMICHAEL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JEFFREY D. CARMICHAEL AND CELITA P. CARMICHAEL whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30TH day of DECEMBER, 1995.


Notary Public

My commission expires: 7/16/98

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