

This instrument was prepared by:
(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBIDGE PARKWAY, #650
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: LYNN H. CARMICHAEL
name
306 CHASE PLANTATION CIRCLE
address
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHT THOUSAND AND NO/100-----
-----DOLLARS (\$108,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, JUDITH Z. WALTMAN, A SINGLE PERSON

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama,
to-wit:

LOT 36, ACCORDING TO THE SURVEY OF CHASE PLANTATION, 3RD SECTOR, AS RECORDED
IN MAP BOOK 9, PAGE 47 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1996B WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1996.

EASEMENT OF UNDETERMINED SIZE ALONG THE NORTHERLY LOT LINE FOR PUBLIC
UTILITIES, AS SHOWN ON RECORDED MAP.

RESTRICTIONS APPEARING OF RECORD IN BOOK 11, PAGE 336.

AGREEMENT WITH ALABAMA POWER FOR UNDERGROUND RESIDENTIAL DISTURBUTION IN BOOK
16, PAGE 228.

TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY, AS RECORDED IN
BOOK 16, PAGE 231.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO AS
RECORDED IN DEED BOOK 127, PAGE 140.

RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON
RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT
LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.

03/04/1996-07010
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.00

TO HAVE AND 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 the said GRANTEES,
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 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, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 26th
day of February, 19 96

(Seal)

(Seal)

(Seal)

Judith Z. Waltnan
JUDITH Z. WALTMAN (Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
JUDITH Z. WALTMAN a single person
whose name(s) 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 she executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 26th day of February, A.D., 19 96

GENE W. GRAY, JR.

Notary Public