

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

Send Tax Notice To: LYNN H. CARMICHAEL  
name

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

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. Waltman  
JUDITH Z. WALTMAN (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

Inst # 1996-07010