

RA6-2310

(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:

TERRI L. RUSSELL
746 CAHABA MANOR TR
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1996-18092

06/05/1996-18092
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.50
902 MEL

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY NINE THOUSAND FOUR HUNDRED and 00/100 (\$69,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, DON M. CARMODY and JANA ELISE CARMODY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TERRI L. RUSSELL (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 78, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWN HOMES, SECOND ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

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. 5 foot easement on south and west side of lot as shown on recorded map.
3. Right-of-way granted to Alabama Power Company recorded in Volume 313, Page 789.
4. Terms, agreements and right of way to Alabama Power Company recorded in Misc. Volume 27, Page 420.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 27, Page 421.
6. Right-of-way granted to Pelham Sewer Fund recorded in Volume 316, page 158.
7. Restrictions appearing of record in Misc. Volume 28, Page 144 and Misc. Volume 28, Page 147.

\$62,000.00 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

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, DON M. CARMODY and JANA ELISE CARMODY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of May, 1996.

Don M. Carmody
DON M. CARMODY
Jana Elise Carmody
JANA ELISE CARMODY

STATE OF TENNESSEE)
COUNTY OF Shelby)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DON M. CARMODY, JANA ELISE CARMODY 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 29 day of MAY, 1996.

Robert W. Wells
Notary Public

My commission expires: MY COMMISSION EXPIRES OCT. 27, 1998

Inst # 1996-18092

06/05/1996-18092
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 18.50