

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

✓ Timothy Lamar Carlee
1240 Highway 10
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Calvin Carlee, of 1250 Highway 10, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Timothy Lamar Carlee of 1240 Highway 10, Montevallo, AL 35115, (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot located at 1250 Highway 10, Montevallo, AL 35115 otherwise described as: That part of Lot 4A, Block 1, according to Thomas' addition to the Town of Aldrich, Alabama, a map of which was drawn on December 8, 1943 and recorded in the office of the Probate Judge of Shelby County, Alabama on February 23, 1944, in Map book 3, page 52, more particularly described as follows:

Beginning at the SW corner of said lot, run N 400 feet; thence run easterly 336 feet; thence run southerly 342 feet; thence run westerly 310 feet to the Aldrich and Boothton Highway (Shelby County 10) to the point of beginning.

Source of title: A warranty deed from Lonnie Carlee to grantor herein, executed 15 March 1989 and recorded on March 16, 1989 in the Shelby County Probate Office at book 230, page 545.

The property conveyed herein forms the homestead of the grantor.

To have and to hold to the said grantee, his heirs and assigns forever.

Calvin Carlee, does for himself and for his administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that he is lawfully seized in fee simple of said

06/11/1996-18928
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD

Inst # 1996-18928

premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, Calvin Carlee, have set my hand and seal, this 11 June 1996.

Witness:

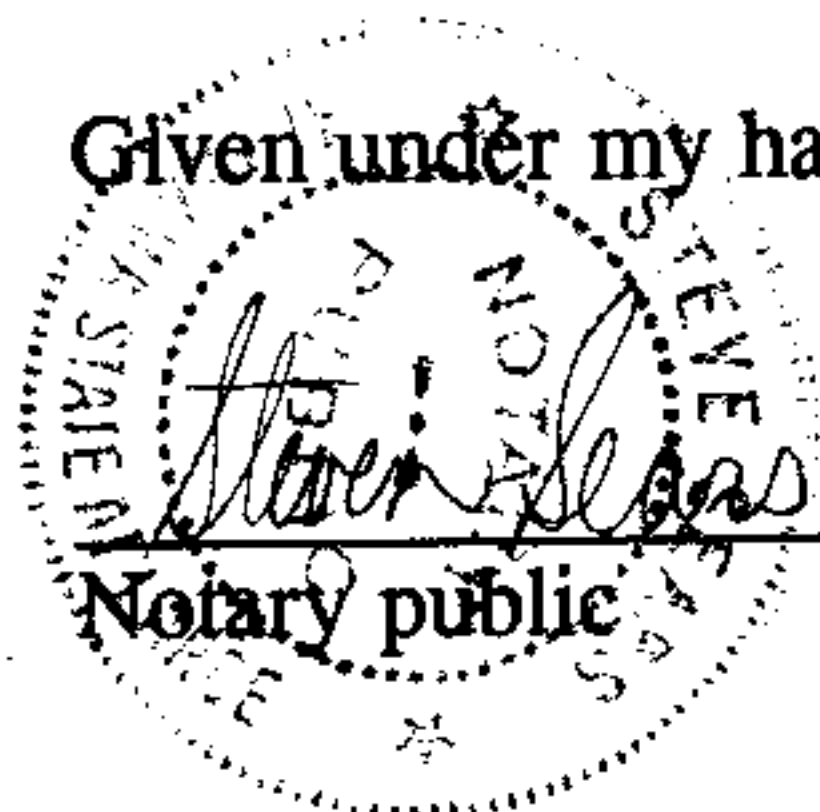
Steven Sears

Calvin Carlee (Seal)
Calvin Carlee

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Calvin Carlee, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 June 1996.



My Notarial Commission expires March 7, 1998

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