

TP/1043

WARRANTY DEED

State of Alabama)
Shelby County)

Know All Men By These Presents:

That in consideration of ONE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$142,500.00), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, Sandra D. Carmichael, an unmarried woman, (herein referred to as "Grantor"), grant, bargain, sell, and convey unto Deborah Jean Verderaine, (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 41, according to the Survey of Quail Run, as recorded in Map Book 7, page 22, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to Advalorem taxes for the years 1996, and thereafter; covenants, restrictions, easements, and rights of way of record.

\$99,750.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantee warrants address of property is 6524 Quail Run Drive, Pelham, Alabama 35124.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever. And we do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators shall warrant and defend the said to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hands and seals on this the 22nd day of November, 1996.

Sandra D. Carmichael (Seal)
Sandra D. Carmichael

(Seal)

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra D. Carmichael, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 22nd day of November, 1996.

Larry R. Newman
Notary Public
My commission expires: 1-2-00

This instrument was prepared by:

Larry R. Newman, Attorney at Law
3141 Lorna Road, Birmingham, Alabama 35216

11/27/1996-39230
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NC3 51.50

1996-39230