

Send Tax Notice to:
Shannon G. Trott
16711 Highway 55
Sterrett, AL 35147

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$59,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, DAVID CARMICHAEL, a married man, (herein referred to as grantors, whether one or more), do grant, bargain, sell and convey unto SHANNON G. TROTT, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 30, Township 18 South, Range 2 East; thence run Easterly and along the South line for a distance of 800.0 feet, more or less, to a point on the Westerly margin of Shelby County Highway No. 55; thence North 31°30' East and along the said highway for a distance of 320.95 feet to the Point of Beginning. Thence continue same line for a distance of 68.50 feet; thence turn 90°00'00" to the left for a distance of 219.00 feet; thence turn 90°00'00" to the left for a distance of 68.50 feet; thence turn 90°00' to the left for a distance of 219.00 feet to the Point of Beginning.

Subject to:
Taxes for the year 1997 and subsequent years not yet due and payable.

The above recited consideration is being furnished through a mortgage to First Federal Savings Bank recorded simultaneously herewith.

The undersigned, David Carmichael, hereby certifies that the above described property does not constitute his homestead, or that of his spouse, as defined by Code of Alabama, Section 6-10-2.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns

Inst # 1997-12022
04/18/1997-12022
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1997-12022

forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of April, 1997.

 (Seal)
David Carmichael

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 1997.


Notary Public

My Commission Expires: 4-28-97

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