

This instrument was prepared by:

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To: Annie Bess Steele
2032 Stonebrook Drive
Birmingham, Alabama 35242
address

WARRANTY DEED-

STATE OF ALABAMA
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Two Thousand and No/100 (122,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Ival Douglas Carey, A Single Man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Annie Bess Steele

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama.
to-wit:

Lot 21-B, according to the Survey of Stonebrook, 1st Sector, as recorded in Map Book 13, page 135, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1997.

Subject to items on attached Exhibit "A".

Inst # 1997-16901

06/02/1997-16901
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 133.00

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 22nd day of May, 19 97

Ival Douglas Carey
Ival Douglas Carey

(Seal)
(Seal)
(Seal)

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, The Undersigned, a Notary Public in and for the said County, in said State, hereby certify that
Ival Douglas Carey, A Single Man
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 he executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 22nd day of May, A.D., 19 97

Cecily M. Williamson
Notary Public
My Commission Expires: 7-24-99

Inst # 1997-16901

EXHIBIT "A"

25 foot building line, as shown by recorded Map.

15 foot Easement on rear, as shown by recorded Map.

Restrictions as shown by recorded Map.

Restrictions or Covenants recorded in Instrument 1993-11895, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Restrictions regarding Alabama Power Company recorded in Real 298, page 884, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Agreement with Alabama Power Compnay, recorded in Real 298, page 903, in the Probate Office of Shelby County, Alabama.

Declaration of Easement as recorded in real 335, page 542, in the Probate Office of Shelby County, Alabama.

Restriction Agreement recorded in Real 220, page 339, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Easement for Sanitary Sewer and Water Line to Water Works Board of the City of Birmingham, recorded in Real 194, page 1 and Real 194, page 43 in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Real 207, page 83, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 327, page 553 and Volume 32, page 183, in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants as recorded in Real 194, page 54, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Sewer Line Easement, recorded in Real 107, 976, in the Probate Office of Shelby County, Alabama.

Easement to Water Works Board of the City of Birmingham, recorded in Real 265, page 522, in the Probate Office of Shelby County, Alabama.

Restrictions or Covenants recorded in Real 288, page 446, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

NOTE: Map Book 13, page 135 shows the following reservation:
Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity"

Inst # 1997-16901

06/02/1997-16901
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 133.00