

## (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:

LINDA G. BORDEAUX  
115 PEAR TREE LANE  
VINCENT, AL 35178

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of SIXTEEN THOUSAND and 00/100 (\$16,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIE E. CARROLL and GLADYS CARROLL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LINDA G. BORDEAUX, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 00' 00" EAST A DISTANCE OF 720.72 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID LINE A DISTANCE OF 253.90 FEET; THENCE NORTH 80 DEGREES 04' 22" WEST A DISTANCE OF 135.10 FEET; THENCE SOUTH 9 DEGREES 55' 31" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 80 DEGREES 04' 20" WEST A DISTANCE OF 380.00 FEET; THENCE NORTH 0 DEGREES 01' 26" EAST, A DISTANCE OF 328.04 FEET; THENCE SOUTH 80 DEGREES 16' 59" EAST, A DISTANCE OF 527.75 FEET TO THE POINT OF BEGINNING.

20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES COMMENCING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 00' 00" EAST A DISTANCE OF 838.23 FEET FOR THE POINT OF BEGINNING OF A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES; THENCE SOUTH 81 DEGREES 24' 56" EAST A DISTANCE OF 195.02 FEET; THENCE SOUTH 71 DEGREES 57' 07" EAST A DISTANCE OF 98.84 FEET; THENCE SOUTH 61 DEGREES 25' 36" EAST A DISTANCE OF 138.52 FEET; THENCE SOUTH 66 DEGREES 55' 50" EAST A DISTANCE OF 83.64 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 81 FOR THE POINT OF ENDING.

**SUBJECT TO:**

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Easements and Rights of Ways affecting subject property.
3. Less and except any part of the land lying within road right of way.

\$74,005.58 of the consideration herein was derived from a mortgage closed simultaneously herewith.

03/05/1998-07582  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE HCB 12.00

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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, WILLIE E. CARROLL and GLADYS CARROLL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of March, 1998.

Willie E. Carroll  
WILLIE E. CARROLL

Gladys Carroll  
GLADYS CARROLL

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIE E. CARROLL, GLADYS CARROLL 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 2nd day of March, 1998.

Mary Margaret Hefle  
Notary Public

My commission expires: 8/2/2000

Inst # 1998-07582

03/05/1998-07582  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 12.00