

3664

Inst # 1998-19710
01/21

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

LINDA CARPER
6522 QUAIL RUN DRIVE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY THOUSAND and 00/100 (\$160,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, HELEN B. CARPER, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LINDA CARPER, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in ~~JEFFERSON~~ ^{Shelby} County, Alabama, to-wit:

LOT 40, ACCORDING TO THE SURVEY OF QUAIL RUN, AS RECORDED IN MAP BOOK 7, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1997 WHICH CONSTITUTES A LIEN, BUT IS NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1998.
2. EASEMENT AS SHOWN BY RECORDED MAP.
3. BUILDING LINE, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS OR COVENANTS RECORDED IN MISC. 22, PAGE 638, AND MISC. 22, PAGE 841 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. 22, PAGE 834, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 295, PAGE 365, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 101, PAGE 523 AND VOLUME 216, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$128,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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,

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002 NCD 43.00

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, HELEN B. CARPER, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of May, 1998.

Helen B. Carper
HELEN B. CARPER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HELEN B. CARPER, 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 18TH day of MAY 1998.

Margaret H. [Signature]
Notary Public

My commission expires: *5/29/2000*

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