

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Roxanne Brown
135 Kingsley Road
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Forty Thousand and no/100 Dollars (\$240,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES N. CARROLL AND WIFE, BETTY L. CARROLL

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey all her right, title and interest unto

ROXANNE BROWN

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

Lot 41, Block 4, according to the Survey of Norwick Forest, Third Sector, First Phase, as recorded in Map Book 18, Page 15, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year and thereafter.

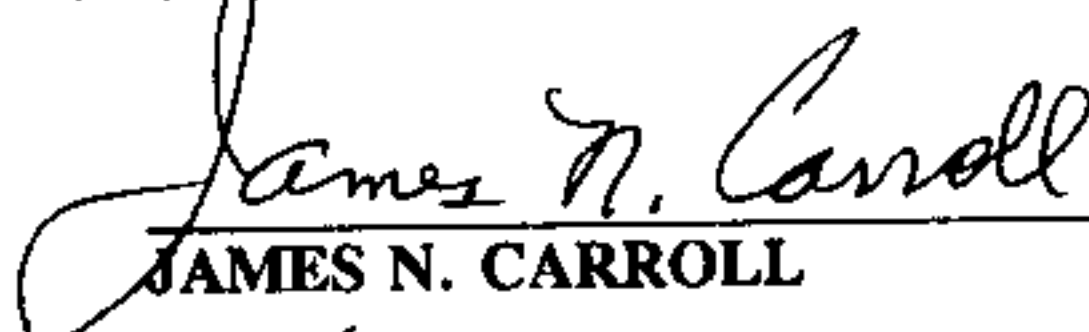
Subject to all easements, restrictions, and rights-of-way of record.

\$215,000.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the same unto the 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of September, 1998.


JAMES N. CARROLL


BETTY L. CARROLL

10/02/1998-38568
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 36.00


Inst # 1998-38568

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **James N. Carroll and wife, Betty L. Carroll**, whose name 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of September, 1998.



NOTARY PUBLIC

My Commission Expires: 2/23/00

1998-38568
10/02/1998-38568
01:12 PM CERTIFIED
JEFFERSON COUNTY JUDGE OF PROBATE
002 REL 26.00