

This instrument was prepared by:
D. Wade Ramsey, Esquire
Acres & Ramsey, L.L.C.
300 Office Park Drive, Suite 309
Birmingham, Alabama 35223

Send Tax Notice To:
Deborah J. Boehmer
196 Valentine Trail
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY)

That in consideration of Ten Thousand and 00/100-----(\$10,000.00) Dollars to the undersigned Grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Wilbur L. Carter, Jr., an unmarried man**, (herein referred to as GRANTOR(S)) do grant, bargain, sell and convey unto **Deborah J. Boehmer**, (herein referred to as GRANTEE(S)) in fee simple, the following described real estate situated in SHELBY County, Alabama, to-wit:

From the SE corner of the NW ¼ of the NE ¼ of Section 7, Township 21 South, Range 2 East run West along the South boundary of said ¼ - ¼ a distance of 47.21 feet; thence right 79 degrees 39 minutes a distance of 85.98 feet; thence left 90 degrees a distance of 35.00 feet to the point of beginning; thence right 90 degrees a distance of 200.00 feet thence left 90 degrees a distance of 100.00 feet; thence left 90 degrees a distance of 146.83 feet; thence left 62 degrees a distance of 113.26 feet to the point of beginning.

SUBJECT TO:

1. \$67,133.40 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneous herewith.
2. Taxes for the year 1999 and subsequent years.
PARCEL ID#19-3-07-1-001-044
3. Excepting that certain agreement executed by Wilbur L. Carter, Jr., granting the right to use the present boat launching site of grantor on Lay Lake for the purpose of launching boats for private use, together with the right to fish from the bank of Lay Lake on property now owned by grantor.
4. Riparian rights, if any, of record.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of DECEMBER, 1998.

Wilbur L. Carter, Jr.
WILBUR L. CARTER, JR.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILBUR L. CARTER, JR., 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of DECEMBER, 1998.



Notary Public

My commission expires: 3/11/00

Inst # 1999-00268

Page 2 of 2 01/04/1999-00268
03:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 12.00