

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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This instrument was prepared by:

(Name) B. CHRISTOPHER BATTLES

(Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

Send Tax Notice to:

(Name) CAROLYN C. LOVVORN

(Address) 226 BUCK CREEK CIRCLE
ALABASTER, AL 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED ONE THOUSAND FIVE HUNDRED AND NO/100---(\$101,500.00) **DOLLARS**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

AMBER D. COLEMAN and husband, ANDREW COLEMAN

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

CAROLYN C. LOVVORN, unmarried

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 7, according to the Survey of Buck Creek Landing, as recorded in Map
Book 20, page 136, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$98,455.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

01/04/1999-00273
03:12 PM CERTIFIED
3:00 PM
SHELBY COUNTY, ALA.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 30th
day of December, 19 98.

(Seal)

(Seal)

(Seal)

AMBER D. COLEMAN

ANDREW COLEMAN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that AMBER D. COLEMAN and ANDREW COLEMAN, whose name(s) are signed to the
foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of December, 19 98.

My Commission Expires:

Notary Public