

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

R9901-3026

This Instrument was  
prepared by:

Send Tax Notice To:

TURNER, NORTON & JERNIGAN, L.L.C.  
Attorneys at Law  
2340 Woodcrest Place  
Suite 150  
Birmingham, Alabama 35209

SUSAN S. GALLOWAY  
3043 OLD STONE DRIVE  
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED SIXTY ONE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$161,500.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt of which is acknowledged, we, **TIMOTHY W. BUCKNER and KAREN E. BUCKNER, HUSBAND AND WIFE** (herein referred to as **GRANTORS**) do grant, bargain, sell and convey unto **SUSAN S. GALLOWAY, AN UNMARRIED WOMAN**, (herein referred to as **GRANTEES**, whether one or more) the following described real estate, situated in **JEFFERSON** County, Alabama, to-wit:

**LOT 20-A, ACCORDING TO A RESURVEY OF LOT 20, BLOCK 2 TOWN OF ADAM BROWN, PHASE 2, AS RECORDED IN MAP BOOK 16, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. 5 foot easement crossing eastern side of lot; 20 foot sanitary sewer easement crossing Eastern side; 7 1/2 foot easement on north and 20 foot driveway easement on northwest corner, as shown by recorded map.
3. Restrictions regarding Alabama Power Company recorded in Misc. Volume 37, page 482, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Volume 37, page 483, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 329, page 308, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Real 57, page 40, in the Probate Office of Shelby County, Alabama.

\$38,000.00 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, 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.

Inst # 1999-02899

01/21/1999-02899  
02:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 134.50

IN WITNESS WHEREOF, the said GRANTORS, **TIMOTHY W. BUCKNER** and **KAREN E. BUCKNER, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the **18th** day of **January, 1999**.

  
**TIMOTHY W. BUCKNER**


  
**KAREN E. BUCKNER**  
**TIMOTHY W. BUCKNER,**  
**ATTORNEY-IN-FACT**

**STATE OF ALABAMA)**  
**COUNTY OF JEFFERSON)**

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **TIMOTHY W. BUCKNER** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand this the **18th** day of **January, 1999**.


  
Notary Public  
My commission expires: **5/27/01**

**THE STATE OF ALABAMA )**

**COUNTY OF JEFFERSON )**

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that **TIMOTHY W. BUCKNER**, whose name as Attorney in Fact for **KAREN E. BUCKNER**, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the **18th** day of **January, 1999**.

  
Notary Public  
My Commission Expires: **5/27/01**

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