

This instrument was prepared by :

✓ Jeff Carlisle  
1092 Dunnivant Valley Road  
Birmingham, AL 35242

Inst # 1999-15452

04/12/1999-15452  
02:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
101 MS 12.50

# Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Forty Four Thousand and 0/100 Dollars (\$44,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

**Jeffery D. and Diana I. Carlisle**

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

**Lynal Chappell**

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



Lot 606, according to the Survey of Forest Parks-6<sup>th</sup> Sector 2<sup>nd</sup> Phase, as recorded in Map Book 24, at Page 110, Instrument Number 1998-42209, in the Probate Office of Shelby County, Alabama

**SUBJECT TO:** (1) Current taxes; (2) Easements, restrictions and exceptions as shown on the Record Map of Forest Parks, 6<sup>th</sup> Sector 2<sup>nd</sup> Phase (3) Easement for Alabama Power Company recorded in Volume 236, at Page 829, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, at Page 127; Volume 133, at Page 210; Volume 126, at Page 191; Volume 126, at Page 192; Volume 126, at Page 323; and Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama; (5) Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 53, at Page 262, in the Probate Office of Shelby County, Alabama; (6) Covenants and Restrictions as set out in Instrument No 1998-42210

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs or assigns forever

And we do, for ourselves and for our heirs, executors and administrators, covenant with 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 stated above, that we have 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 others.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals this 12<sup>th</sup> day of April, 1999

 (SEAL)  (SEAL)

STATE OF ALABAMA)

General Acknowledgment

JEFFERSON COUNTY)

I, \_\_\_\_\_ a Notary Public in and for the said County,  
in said State, hereby certify that  
whose names \_\_\_\_\_ signed to the foregoing conveyance, and who  
known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance,  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of April AD 19 99

  
Notary Public

My Commission Expires  
2/18/2000