

This instrument was prepared by
Kelley Winston, Attorney at Law,
2700 Highway 280 East, Suite 60
Birmingham, AL 35223

99051176

Send Tax Notice To: Hollis A. McAbee
5219 Jameswood Circle
Birmingham, AL 35244

WARRANTY DEED-

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN by these presents, that in consideration of One Hundred Eighty Three Thousand dollars and Zero cents (\$183,000.00) to the undersigned Grantor(s), in hand paid by the grantee herein, the receipt of whereof is acknowledged, I or we M. Bertha V. Carnathan, a single woman

(herein referred to as Grantor(s)), grant, bargain, sell and convey unto
Hollis A. McAbee and Florence H. McAbee, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(herein referred to as Grantee(s)) the following described real estate, situated in Shelby, Alabama, to wit:

Lot 28, according to the survey of Jameswood, Second Sector, as recorded in Map Book 11, Page 108, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restriction and rights of way of record.

Wilson M. Carnathan died on or about September 24, 1998

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself(ourselves) and for my (ours) 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 (ours) 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 or we have hereto setforth my or our hand(s) and seal(s) this 26th day of May, 1999

GRANTOR(S):

(Seal)

Bertha V. Carnathan by *Betty L. Smith*
Bertha V. Carnathan *her Attorney in Fact* (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Bertha V. Carnathan whose name(s) is/are signed to the foregoing conveyance he/she or they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 26th day of May, 1999

Kelley Winston
Notary Public
My Commission Expires:

MY COMMISSION EXPIRES
OCTOBER 8, 2001

Inst # 1999-23435

06/03/1999-23435
02:27 PM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
001 WBS 91.50