

Send tax notice to:
William D. Currie and
Dover M. Currie

*100 Norwick Abbey Circle
Albaster AL 35007*

STATE OF ALABAMA
COUNTY OF SHELBY

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

Inst # 1999-24785

06/11/1999-24785
02:17 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 HNS 38.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five Thousand and no/100 Dollars (\$25,000.00) in hand paid to the undersigned James N. Carroll and wife, Betty L. Carroll, (hereinafter referred to as the "Grantors") by William D. Currie and wife, Dover M. Currie, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, in Block 2, according to the Survey of Norwick Forest, Third Sector, Second Phase, as recorded in Map Book 23, Page 121, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1999.
2. 35 foot building line as shown on recorded map.
3. 5 foot easement on the right and rear side of lot as shown on recorded map.
4. Easement on the left side of undetermined size as shown on recorded map.

5. Right-of-way granted to Alabaster Water and Gas Board recorded in Real 124, Page 255.
6. Right-of-way granted to Alabama Power Company recorded in Real 157, Page 664; Real 179, Page 21; Real 157, Page 662 and Real 224, Page 583.
7. Restrictions and covenants appearing of record in Real 170, Page 137; Real 182, Page 942; Real 196, Page 766; Real 228, Page 563 and Inst. #1994-3062.
8. Restrictions as shown on recorded map.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 8th day of June, 1999.

James N. Carroll
James N. Carroll

Betty L. Carroll
Betty L. Carroll

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James N. Carroll and wife, Betty L. Carroll, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of June, 1999.

[Signature]
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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