

Send Tax Notice To:

Carol J. Willis
501 Talon Court
Birmingham, Alabama 35242
PID# 09-3-08-0-004-067

WARRANTY DEED

STATE OF ALABAMA
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **One Hundred Seventy-Eight Thousand Nine Hundred and 00/100 (\$178,900.00)** to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Michael F. Alexander and Dianne B. Alexander, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Carol J. Willis

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 267, according to the Map and Survey of Eagle Point, 2nd Sector - Phase II, as recorded in Map Book 19, Page 67 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and Mining Rights Excepted.

\$ 138000 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1999 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

NOTE: Map Book 19, Page 67 show the following reservation: Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner, and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the lots and streets are safe or suitable for residential construction, or for any purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.



TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1999-34651

08/18/1999-34651
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
PAGE 1 OF 2
002 CRN 51.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 13th day of August, 1999.


Michael F. Alexander

Dianne B. Alexander

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael F. Alexander and Dianne B. Alexander, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of August, 1999


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/02

(AFFIX SEAL)

OUR FILE NO.: 99107RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

Inst # 1999-34651

08/18/1999-34651
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH \$1.00