

**THIS INSTRUMENT WAS PREPARED BY:**

Douglas Corretti  
CORRETTI, NEWSOM & HAWKINS  
1804 7<sup>th</sup> Avenue North  
Birmingham, AL 35203

**Send Tax Notice To:**

Betty C. Estock  
5212 Overlook Circle  
Birmingham, AL 35216

**WARRANTY DEED**

THE STATE OF ALABAMA )  
SHELBY COUNTY )

Inst # 1999-35757

08/26/1999-35757  
09:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HNS 211.00

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TWO HUNDRED THOUSAND and No/100 (\$200,000.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **RUBY L. MCARDLE, an unmarried woman** (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **BETTY C. ESTOCK** (hereinafter called Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of "The Cottages at Southlake", as recorded in Map Book 16, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the current year, 1999.
2. Easements and building restriction line as shown on recorded map.
3. Restrictions appearing of record in Real Volume 160, Pages 492 and 495; Real Volume 1999, Pages 367 and 389; Real Volume 204, Page 656; Real Volume 215, Page 499 and Instrument #1992-14035, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 204, Page 664 and Real volume 215, Page 518, in said Probate Office.
5. Right of way granted Alabama Power Company recorded in Real volume 114, Page 134; Real Volume 224, Page 535; Real Volume 230, Page 792 and Instrument 1992-26825, in said Probate Office.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal representatives and assigns forever.

And Grantor does for herself and for her heirs, personal representatives and assigns, covenants with the said Grantee, her heirs, personal representatives and assigns that Grantor is lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that she has a good right to sell and convey the same to the said Grantee, that she will and her heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this the 25<sup>th</sup> day of August, 1999.

Ruby L. McArdle (SEAL)  
RUBY L. MCARDLE

THE STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Ruby L. McArdle, an unmarried woman, 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, she, executed the same voluntarily on the day the same bear date.

Given under my hand and official seal this 25<sup>th</sup> day of August, 1999.

E. Kay Wallace  
NOTARY PUBLIC  
My commission expires: 11-28-2000

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