

Send Tax Notice to:
Karen R. Carter
120 Park Place Way
Alabaster, Alabama 35007

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020

Inst # 1999-44865
11/01/1999-44865
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.00

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of NINETY SEVEN THOUSAND AND 00/100 (\$97,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JAMES S. SIMPSON and wife, DEBRA G. SIMPSON (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto KAREN R. CARTER (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Park Place, First Addition, Phase I, as recorded in Map Book 15 page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:


- (1) Taxes for the year 2000 and subsequent years not yet due and payable.
- (2) Building setback line of 20 feet from Park Place Way and easements as shown by recorded plat, including 10 feet along the Northerly side of lot.
- (3) Restrictions, covenants and conditions in Real 384 page 121 and Real 333 page 385.
- (4) Easement to AT&T in Real 194 page 332.
- (5) Transmission Line Permit to Alabama Power company in Real 333 page 385.
- (6) Easement to Alabama Power Company in Real 84 page 189; Inst. # 1992-8441 and Inst. E 1992-26821.
- (7) Restrictions, limitations and conditions as set out in Map Book 15 page 110.
- (8) Gate Valve Easement in Real 195 page 649.

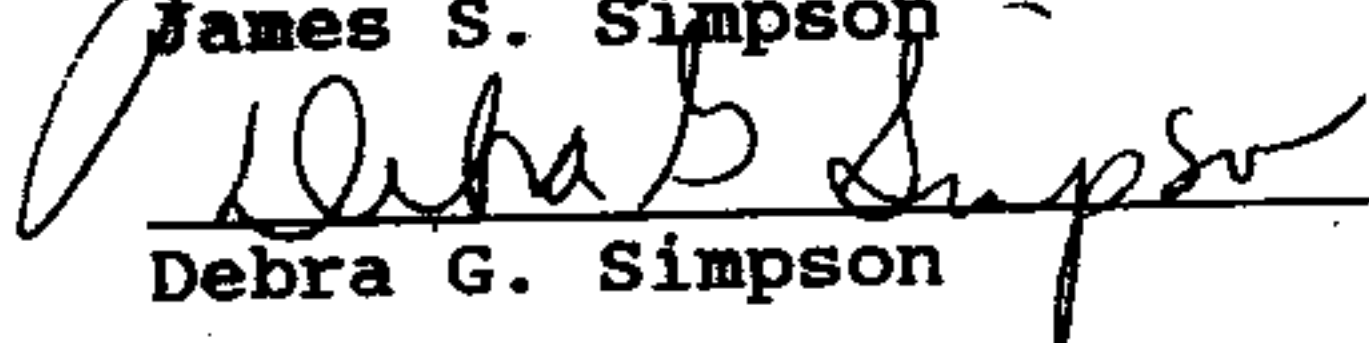
\$94,000.00 of the above recited consideration is furnished through a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantee, her 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 a 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of October, 1999.


James S. Simpson (Seal)


Debra G. Simpson (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James S. Simpson and Debra G. Simpson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 1999.


Notary Public

My Commission Expires: 7-8-2001

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