

Send Tax Notice To:  
Mr. Spencer G. Atkins  
1828 Chandcroft Drive  
Pelham, AL 35124

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

Inst # 2001-17045  
05/01/2001-17045  
12:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
68.00  
002 CJ1

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Sixty Nine Thousand Nine Hundred and No/100 Dollars (\$269,900.00) and other good and valuable consideration to the undersigned, **BERT C. CARROLL (also known as Bert Carroll) and wife, JO ANN CARROLL** (hereinafter together referred to as the "Grantors"), in hand paid by **SPENCER G. ATKINS** (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee all of their right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 13, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama; and

Begin at the Northeast corner of Lot 13, Chandalar South, First Sector; thence run Northeasterly, along the extension of the Southern property line of Lot 13, a distance of 30 feet to a point; thence turn an angle to the left and run Northwesterly a distance of 100 feet to a point 30 feet Northeast of the Northeast property line of Lot 13; thence turn an angle to the left and run Northwesterly a distance of 75 feet to a point 20 feet North of the North property line of Lot 13; thence turn an angle to the left and run Westerly a distance of 65+/- feet to a point 20 feet North of the Northwest corner of Lot 13 and on the extension of the West property line of Lot 13; thence turn an angle to the left and run Southeasterly, along the extension of the West property line of Lot 13 a distance of 20 feet to the Northwest corner of Lot 13; thence turn an angle to the left and run along the Northerly property line of Lot 13 a distance of 213.84 feet to the point of beginning – The City of Pelham reserves an easement across the above described property 20 feet in width, 10 feet on either side of the sanitary sewer line as constructed.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Taxes, dues and assessments due in the year 2001 and all subsequent years.
2. 35 foot building line, as shown by recorded map.
3. 7 ½ foot easement on South, as shown by recorded map.
4. Restrictions or covenants recorded in Misc. Volume 2, Page 707, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
5. Right of way granted to Alabama Power Company by instrument recorded in Volume 277, Page 471, and Volume 278, Page 477, in the Probate Office of Shelby County, Alabama.
6. Right of way to Southern Bell Telephone and Telegraph Company recorded in Volume 280, Page 752, in the Probate Office of Shelby County, Alabama.
7. Right of way to the City of Pelham, recorded in Instrument 2001-9919, in the Probate Office of Shelby County, Alabama.



8. Sanitary sewer easement on North as shown on the Survey of Laurence D. Weygand, dated April 14, 2001.

\$215,920.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his heirs, executors, administrators and assigns forever.

And said Grantors do for themselves, their heirs, executors, administrators and assigns, covenant with said Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized of said premises; that said premises 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 and administrators shall warrant and defend the same to the said Grantee, his heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on this 26<sup>th</sup> day of April, 2001.

  
BERT C. CARROLL  
(also known as Bert Carroll)  
  
JO ANN CARROLL

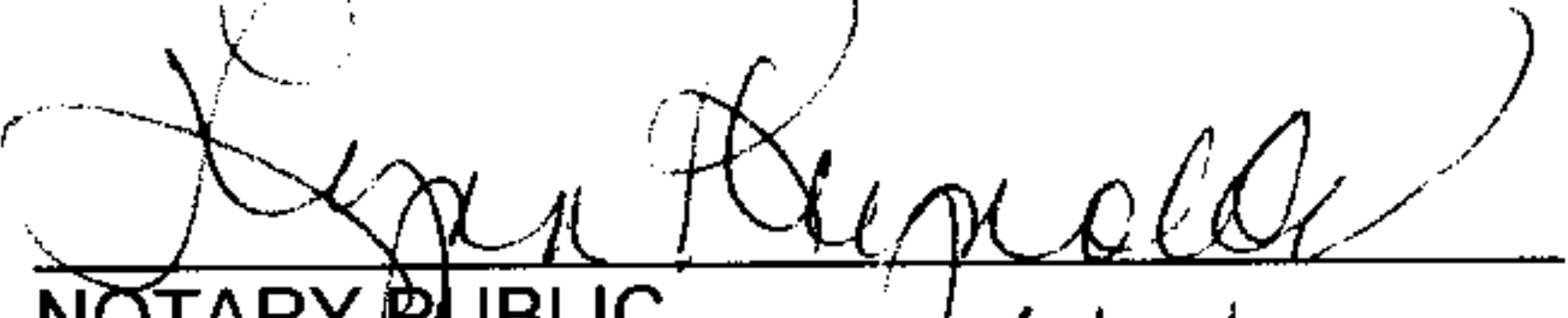
STATE OF ALABAMA     )

JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bert C. Carroll (also known as Bert Carroll) and wife, Jo Ann Carroll, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 26th day of April, 2001.

[ SEAL ]

  
NOTARY PUBLIC  
My Commission Expires 6/8/2002

THIS INSTRUMENT PREPARED BY:

Lynn Reynolds  
Berkowitz, Lefkovits, Isom & Kushner  
A Professional Corporation  
1600 SouthTrust Tower  
420 20<sup>th</sup> Street North, Suite 1600  
Birmingham, Alabama 35203

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2

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