

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

Inst # 2001-21

\$47,500.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

06/20/2001-25214
08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.00
002 CJ1

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Kenneth R. Oswalt and Josephine Oswalt, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto James N. Carroll, married, not homestead, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 47, Block 2 according to the Survey of Norwick Forest Third Sector, Second Phase as recorded in Map Book 23, Page 21, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$210,000.00 was paid from first mortgage recorded herewith.

Grantee's address: 150 NEWGATE RD
ALABAMA AL 35007

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 11 day of JUNE, 2001.

X Kenneth R. Oswalt
Kenneth R. Oswalt

X Josephine Oswalt
Josephine Oswalt

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Kenneth R. Oswalt and Josephine Oswalt, husband and wife, 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 the 11 day of JUNE, 2001.

[Signature]
Notary Public

My Commission Expires:

8/29/02

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