


Send tax notice to:
WILLIAM L. VALENTZ
CHRISTA G. VALENTZ
322 WILLOW CREST LANE
BIRMINGHAM, ALABAMA 35244

Blm 3/302
This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY


20030911000612170 Pg 1/2 35.00
Shelby Cnty Judge of Probate, AL
09/11/2003 13:13:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of TWO HUNDRED TEN THOUSAND DOLLARS (\$210,000.00) in hand paid to the undersigned, ELIZABETH A. CARROLL, A SINGLE PERSON (hereinafter referred to as "Grantor") by WILLIAM L. VALENTZ AND CHRISTA G. VALENTZ (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 42, BLOCK 1, ACCORDING TO THE AMENDED MAP OF SOUTHLAKE CREST, 2ND SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2003 AND THEREAFTER.
EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SHOWN BY RECORDED MAP.
MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.
TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 129, PAGE 572 AND DEED BOOK 219, PAGE 734.
RESTRICTIONS FOR LAND USE AS SET OUT IN REAL 160, PAGE 492.
ARTICLES OF INCORPORATION OF SOUTHLAKE CREST RESIDENTIAL ASSOCIATION, INC. AS RECORDED IN INST. #1993-30196.
BY-LAWS OF SOUTHLAKE CREST RESIDENTIAL ASSOCIATION, INC. IN INST. #1993-30197 AND INST. #1993-22812.

\$189,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, ELIZABETH A. CARROLL has hereunto set her signature and seal on this the 5TH day of September, 2003.



ELIZABETH A. CARROLL

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH A. CARROLL, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5TH day of September, 2003.

[NOTARIAL SEAL]


Notary Public
Print Name: Tracy L. Trammell
Commission Expires: 02/08/06