20050309000107840 1/1 \$21.00 Shelby Cnty Judge of Probate, AL 03/09/2005 01:30:37PM FILED/CERT

Prepared by W. D. Latham Clanton, Al. 35045

Grantee-address: St 134 Spring St Calera, Cil 35040

WARRANTY DEED

STATE OF ALABAMA-SHELBY COUNTY

\$10,000.00

The preparer of this document has not examined title to the property described herein and makes no certification as to title.

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of One Dollar and other considerations, to the undersigned grantor, MILDRED F. CARROLL, A SINGLE PERSON, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey, subject to the hereinafter reserved life estate, unto, FRANCES C. BRANNON AND WAYNE CARROLL (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 116, according to the survey of Summerchase, Phase 4, as recorded in Map Book 26, Page 111, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 20 feet reserved from Spring Street as shown by Map Book 26, Page 111; (3) Easements as shown by recorded plat, including 5 feet within building setback line, 7.5 feet on the rear of lot and 5 feet on the Northeasterly side of lot; (4) Restrictions, covenants and conditions as set out in instruments recorded in Inst. #2000-9762 and Inst. #2000-23206 in Probate Office; (5) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 174, Page 309, Deed Book 99, Page 465, Deed Book 103, Page 168, and Deed Book 206, Page 220 in Probate Office; (6) Restrictions, limitations and conditions as set out in Ma Book 26, Page 111; (7) Reservation of Ingress, Egress, Drainage and Utility easement as set out in Inst. #1997-7984 in Probate Office; (8) Grant of Land Easement and Restrictive Covenants to Alabama Power Company in Inst. #2000-23206 in Probate Office

\*Grantor reserves a life estate to use, occupy and enjoy the above described property for the balance of her natural life.

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

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above, that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this day of March, 2005.

STATE OF ALABAMA Chilton County

I, the undersigned, hereby certify that Mildred F. Carroll, 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 bears date.

WQTARY PUBLIC

Given under my hand and seal this \_\frac{\frac{1}{2}}{2} day of March, 2005.

Shelby County, AL 03/09/2005 State of Alabama Real Estate Excise Tax Deed Tax:\$10.00