

This instrument was prepared without
benefit of title evidence or survey by:
William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
805 15th Ave SW
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-two Thousand Five Hundred and no/100 DOLLARS (\$82,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James N. Carroll and Betty L. Carroll, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Nellie G. Kiinstler (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

From the NE corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, run Westerly along the North boundary line of the said S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West for 1377.2 feet to the point of beginning of the land herein described and conveyed; thence continue Westerly along the North boundary line of the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West for 137.90 feet; thence turn an angle of 92 degrees 00 minutes to the left and run Southerly 210.0 feet; thence turn an angle of 88 degrees 00 minutes to the left and run Easterly 137.90 feet; thence turn an angle of 92 degrees 00 minutes to the left and run Northerly 210.0 feet to the point of beginning.

This land is part of the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, situated in Shelby County, Alabama.

Subject to: rights of way, transmission line permits, easements, conditions, covenants, and restrictions of record, and First mortgage to MERS recorded as Instrument # 20050201000049970 in the Probate Office of Shelby County, Alabama.

All of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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

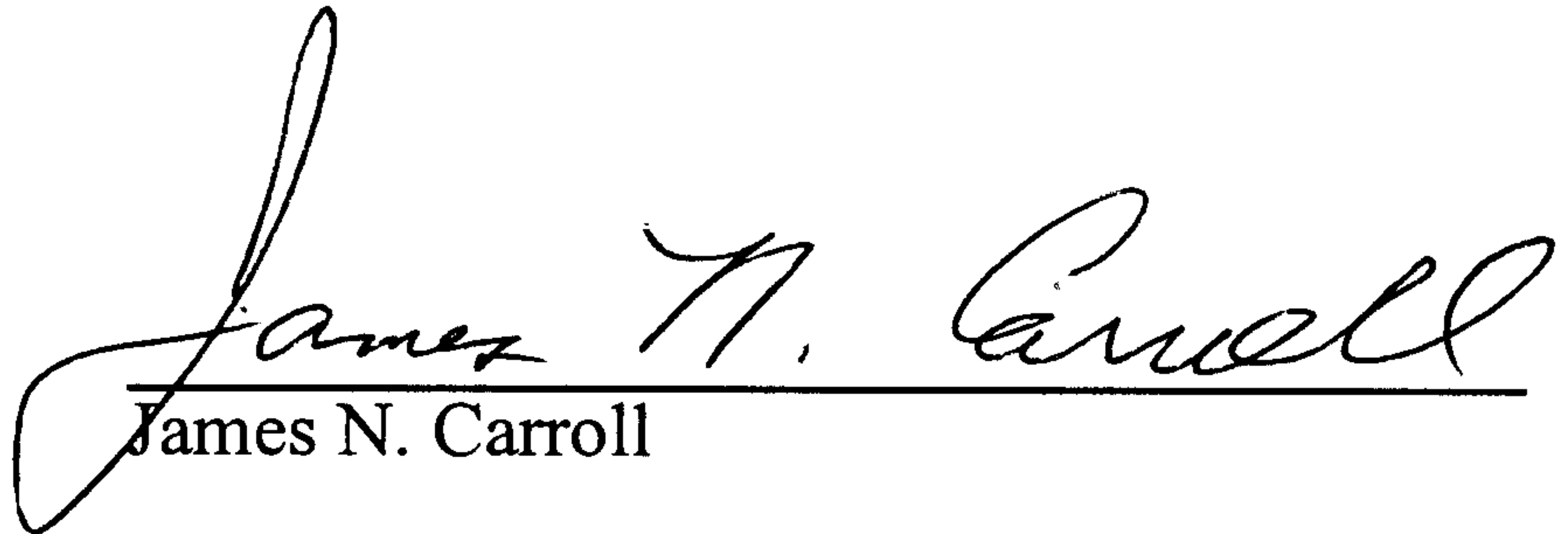
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all



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Shelby Cnty Judge of Probate, AL
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encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 26th day of May, 2005.


James N. Carroll

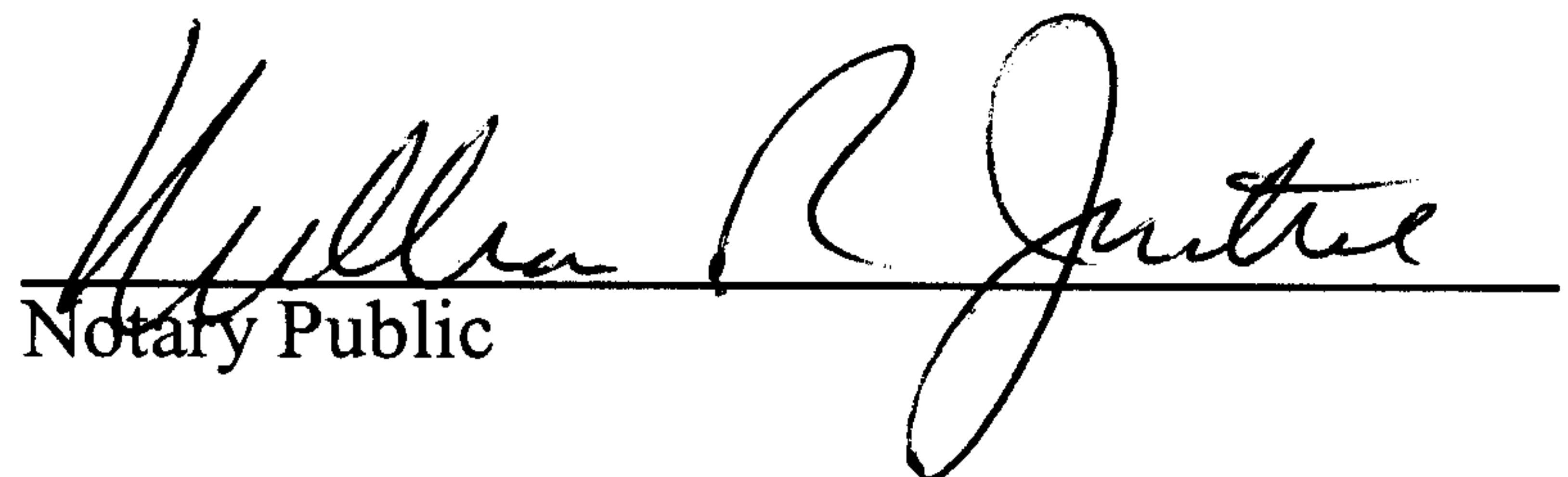

Betty L. Carroll

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James N. Carroll and Betty L. Carroll, 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 26th day of May, 2005.


Notary Public

