

This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

Form 1-1-27 Rev 1-66
WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

SEND TAX NOTICE TO:
Rhonda Elisha Banks
128 Hidden Creek Cove
Pelham, Alabama 35124

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nineteen Thousand Five Hundred Dollars (\$119,500.00) paid by **Mortgage in the amount of One Hundred Nine Thousand Five Hundred Dollars and No 00/100 (\$109,500.00)** filed at the same time as this deed and other good and valuable consideration the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

Anita Haley Carey, as Executrix of the Estate of Lucy F. Haley, deceased

herein referred to as grantors (whether one or more), grant, bargain, sell and convey unto

Rhonda Elisha Banks, a single woman



20050706000338180 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
07/06/2005 03:11:55PM FILED/CERT

the following described real estate situated in Shelby County, Alabama to wit ;

Lot 33, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject To:

1. Building and setback lines of 15 feet as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.
2. 15 foot easement along rear lot line as per plat.
3. 7.5 foot easement along East lot line as per plat.
4. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easement, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 1998-03074, amended in Instrument No. 1998-03074; Instrument No. 1998-03077 and Instrument No. 1999-1568, amended in Instrument No. 1998-23229 and amended and supplemented in Instrument No. 2000-8567 and amended in Instrument 2000-41083.
5. Easement to Plantation Pipe Line as recorded in Deed Book 306, Page 416; Deed book 252, Page 603 and Deed Book 229, Page 335.
6. Right of way to Alabama Power Company as recorded in Deed Book 127, Page 375, in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 07/06/2005
State of Alabama

Deed Tax: \$10.00

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantee, his heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signatures and seals, this 31st day of June, 2005.

Anita Haley Carey, as Executrix of the Estate of Lucy F. Haley, deceased

Witness

Anita Haley Carey, as Executrix of the Estate of Lucy F. Haley, deceased

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anita Haley Carey, as Executrix of the Estate of Lucy F. Haley, deceased, individually 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, he executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal the 30th day of June, 2005.

My Commission Expires
3-21-2004

Notary Public

Notary Public