



20050725000371210 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
07/25/2005 01:55:59PM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Frank L. Carr
424 Camden Cove Circle
Calera, Alabama 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred twelve thousand and no/100 (\$112,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **James S. Helton and Sophia N. Helton, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Frank L. Carr** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama, to-wit:**

Lot 272, according to the Survey of Final Plat of Camden Cove, Sector 9, as recorded in Map Book 33, Page 14, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$100,800.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 14th day of July, 2005.

James S. Helton by his/her agent and attorney
in-fact,

Sophia N. Helton

Shelby County, AL 07/25/2005
State of Alabama
Deed Tax: \$11.50

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Sophia N. Helton** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of July, 2005.

Notary Public
My Commission Expires: 02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009

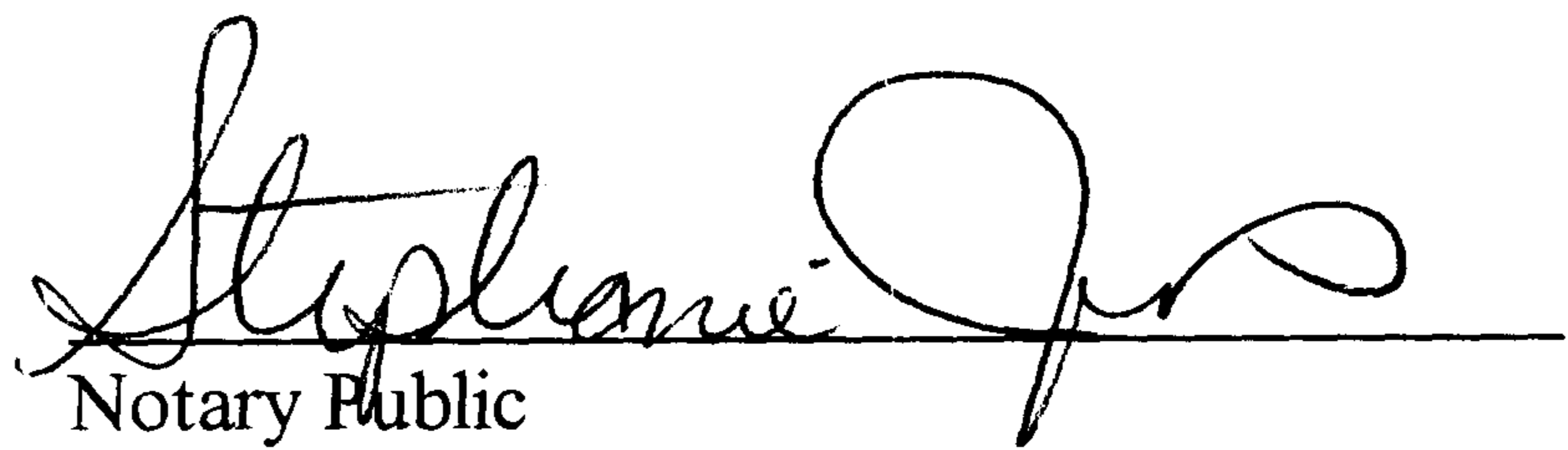
20050725000371210 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
07/25/2005 01:55:59PM FILED/CERT

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Sophia N. Helton, whose name as Attorney in Fact for James S. Helton, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2005.


Notary Public
My commission expires: 02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009