

This instrument was prepared by: Wallace, Ellis, Fowler & Head P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

David Scott Cammack
P.O. Box 130550

Birmingham Al 35213-0550

## WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty Five Thousand Dollars and No/00------(\$65,000.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Donald L. Minshew and wife, Sara E. Minshew, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, David Scott Cammack, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 70 and 71, according to the Survey of Deer Springs Estates, First Addition, as recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

- 1. Taxes for the year 2006 which constitute a lien but are not yet due and payable until October 1, 2006.
- 2. 35 foot building line from Radburn Road; also an easement of undetermined width to Colonial Pipe Line Company running East and West along the Southerly lot line, a 10 foot easement along the front and rear lot lines, and a 10 foot easement running East and West through the Southerly to Mid-Portion of the lot, all as shown on recorded map. (Lot 70)
- 3. 35 foot building line from Radburn Road and a 10 foot easement along the front and rear lot line, all as shown on recorded map. (Lot 71)
- 4. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. No. 1995-30067.

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 the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9<sup>14</sup> day of September, 2005.

Donald L. Minshew

au E. Mull

Sara E. Minshew

Shelby County, AL 09/12/2005 State of Alabama

Otate of Filabalia

Deed Tax:\$65.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald L. Minshew and Sara E. Minshew, 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 \_\_\_\_\_ day of September, 2005.

Notary Public

My Commission Expires: 10-6-08

STATE OF ALABAMA

SHELBY COUNTY