

20050914000477570 1/2 \$47.00
Shelby Cnty Judge of Probate, AL
09/14/2005 01:26:42PM FILED/CERT

WARRANTY DEED

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

Send tax notice to:
Steven L. Carter
3048 Valley Ridge Road
Hoover, Alabama 35242

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred eighty eight thousand and no/100 (\$288,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Vita Padalino, an unmarried woman and Chuck Bates, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Steven L. Carter** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 6, according to the Final Plat of the Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, Page 45 A and B, 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.

\$230,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$25,000.00 of the purchase price recited above was paid from 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 15th day of August, 2005.


Vita Padalino


Chuck Bates

by his agent and attorney-in-fact
Vita Padalino

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 09/14/2005
State of Alabama

Deed Tax: \$33.00

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Vita Padalino, an unmarried woman** 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 15th day of August, 2005.



Notary Public

My Commission Expires: 02-25-09

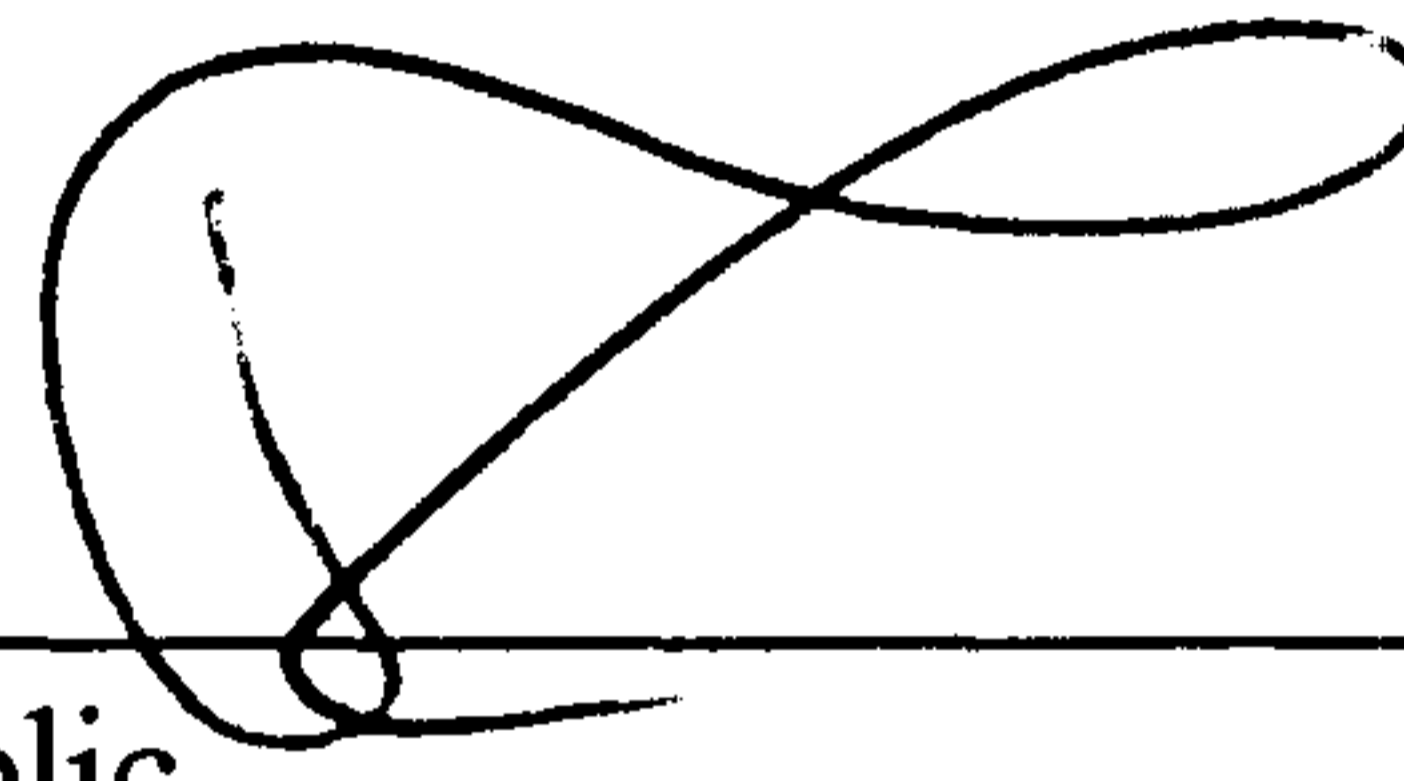
B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009

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 Vita Padalino, whose name as Attorney in Fact for Chuck Bates, 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 15th day of August, 2005.



Notary Public
My commission expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009