

This instrument was prepared by

✓ Mitchell A. Spears

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Send Tax Notice to:

(Name) MARK ISHEE

(Address) 310 Lakeshore Drive
Shelby, AL 35143

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWENTY TWO THOUSAND AND 00/100(\$22,000.00) DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JOHN THOMAS SINNOTT, IV and wife, BARBARA K. BALLENTINE SINNOTT** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **MARK ISHEE** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 9, of Calmont Subdivision of SW ¼ of NE ¼, Section 2, Township 24, Range 12 East, Shelby County, Alabama, as shown by map of said subdivision on record in Map Book 4, Page 4, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: A part of Lot No. 9, according to the survey of the Calmont Subdivision, the map or plat of which is recorded in the Map Book 4, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commence at the Northwest corner of said lot; thence southerly along the West line of said lot a distance of 438 feet, more or less, to a point that is 50 feet northeasterly of and at right angles to the centerline of Project No. OLB-059-025-001 and the point of beginning of the property herein to be conveyed; thence South 85 degrees 18 minutes 21 seconds East, parallel with the centerline of said Project a distance of 201 feet, more or less, to the East line of said lot; thence southerly along said East line a distance of 22 feet, more or less, to the present northeast right of way line of Alabama Highway No. 25, the Southwest line of said lot; thence northwesterly along said Southwest line a distance of 198 feet, more or less, to the West line of said lot; thence northerly along said West line a distance of 22 feet, more or less, to the point of beginning.

SUBJECT TO:

- Taxes for 2006 and subsequent years.
- 50-foot building setback line from Lakewood Drive as shown on recorded map.
- Restriction as shown on deed recorded in deed Book 263, Page 281 as follows: "No dwelling shall be erected upon the above described land of which the main portion of said house contains less than 1200 square feet. This restriction shall be a covenant running with the land and a violation of the same may be enjoined in any court of competent jurisdiction".
- 6-foot utility easement across the East side of said lot as shown on recorded map.
- 20-foot easement to Southern Bell Telephone Company on South side of said lot as shown on recorded map.
- **PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY, IN THE SUM OF \$19,000.00.**

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 grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 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 27th day of September, 2006.

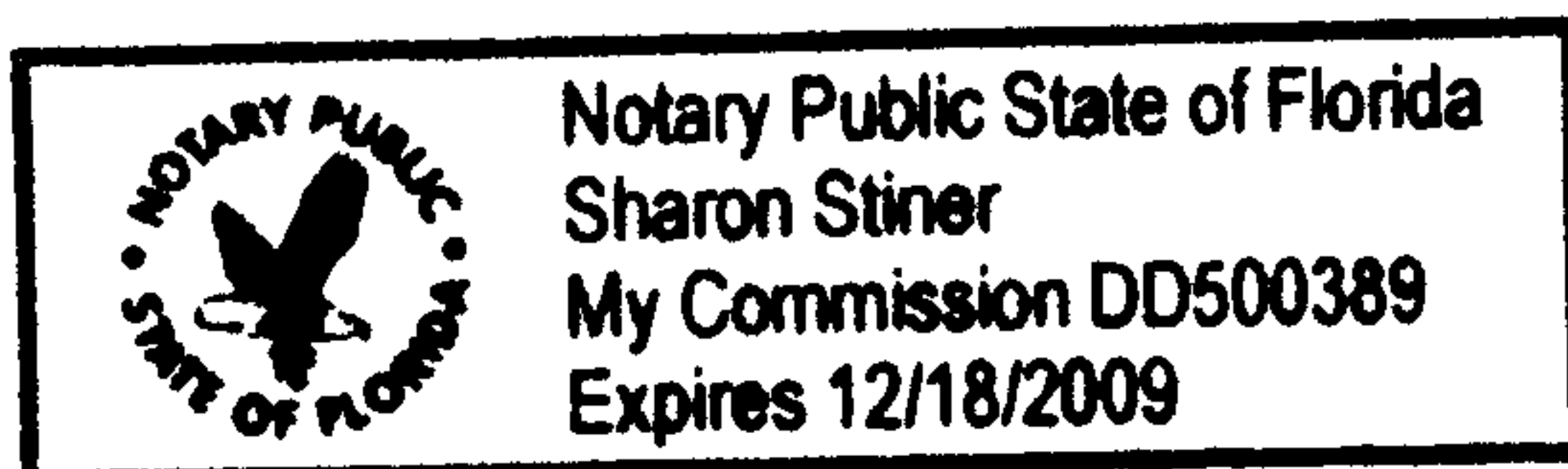
John Thomas Sinnott, IV
JOHN THOMAS SINNOTT, IV

Barbara K. Ballentine Sinnott
BARBARA K. BALLENTINE SINNOTT

STATE OF Florida)
COUNTY OF HILLSBOROUGH

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JOHN THOMAS SINNOTT, IV and BARBARA K. BALLENTINE SINNOTT**, 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 29th day of September, 2006.



Sharon Stiner
Notary Public
My commission expires: Dec 18, 2009

20061004000491060 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
10/04/2006 11:48:11AM FILED/CERT

Shelby County, AL 10/04/2006
State of Alabama
Deed Tax: \$3.00