

This instrument was prepared by:

Send tax notice to:
Robbie Carter
204 1st Street North
Alabaster, Alabama 35007

\$47,097.61

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid to Odelle Swiney, a widow, and Robbie Carter, a single woman (herein collectively referred to as grantor), do hereby grant, bargain, sell and convey unto Robbie Carter, a single woman (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, and the North ½ of Lot 8, Block 2, Nickerson and Scott Survey as Shown on Map Book 3, page 34, in the Probate Records of Shelby County, Alabama, situated in the SE ¼ of the SE ¼, Section 35, Township 20, Range 3 West, Shelby County, Alabama.

Subject to easements, rights of way, restrictions and set back lines of record.

Subject to that certain mortgage given to Citifinancial Corporation, LLC dated April 11, 2006, in the amount of \$47,097.61, recorded at Instrument No. 20060413000172110 in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEE, her heirs, executors, administrators and assigns forever.

And We do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, her heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of April, 2007.

20070410000165600 1/1 \$58.00
Shelby Cnty Judge of Probate, AL
04/10/2007 03:04:30PM FILED/CERT

Odelle Swiney
Odelle Swiney
Robbie Carter
Robbie Carter

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

Shelby County, AL 04/10/2007
State of Alabama

Deed Tax: \$47.00

I, Helen L. Davis, a Notary Public in and for said County, in said State, hereby certify that Odelle Swiney, a widow, and Robbie Carter, a single woman, 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 10th day of April, 2007.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 8, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires

Helen L. Davis
Notary Public