

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
Elizabeth P. Carney
165 Rossburg Drive
Calera, Alabama 35040

WARRANTY DEED



20080403000136690 1/1 \$51.00
Shelby Cnty Judge of Probate, AL
04/03/2008 03:22:18PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Twenty-Thousand and 00/100 Dollars (\$120,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, Renee B. Allen, an unmarried person, (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto Elizabeth P. Carney, (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 72, according to the Survey of Rossburg, Sector 11, as recorded in Map Book 36, Page 38, in the Probate Office of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$80,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, this 26th day of March, 2008.




Renee B. Allen

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 04/03/2008
State of Alabama
Deed Tax: \$40.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Renee B. Allen, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily.

Given under my hand and official seal this 26th day of March, 2008.



Notary Public

My Commission Expires: 9.29.2010