

GENERAL WARRANTY DEED

20080616000243130 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
06/16/2008 09:28:46AM FILED/CERT

This instrument was prepared by:
THOMAS H. SHERK
ATTORNEY AT LAW
3110 CUMMINS STREET
PELHAM, ALABAMA 35124

Send tax notice to:
Adam K. McBride
781 2nd Street
Helena, Alabama 35080

Shelby County, AL 06/16/2008
State of Alabama
Deed Tax: \$11.00

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men By These Presents: That in consideration of **One Hundred Thousand Six and no/100s Dollars (\$ 106,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, we, **Michael B. Carey and Marina T. Carey, Husband and Wife** (herein referred to as the Grantors), grant, bargain, sell and convey unto Adam McBride, Grantee, a single male, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to:

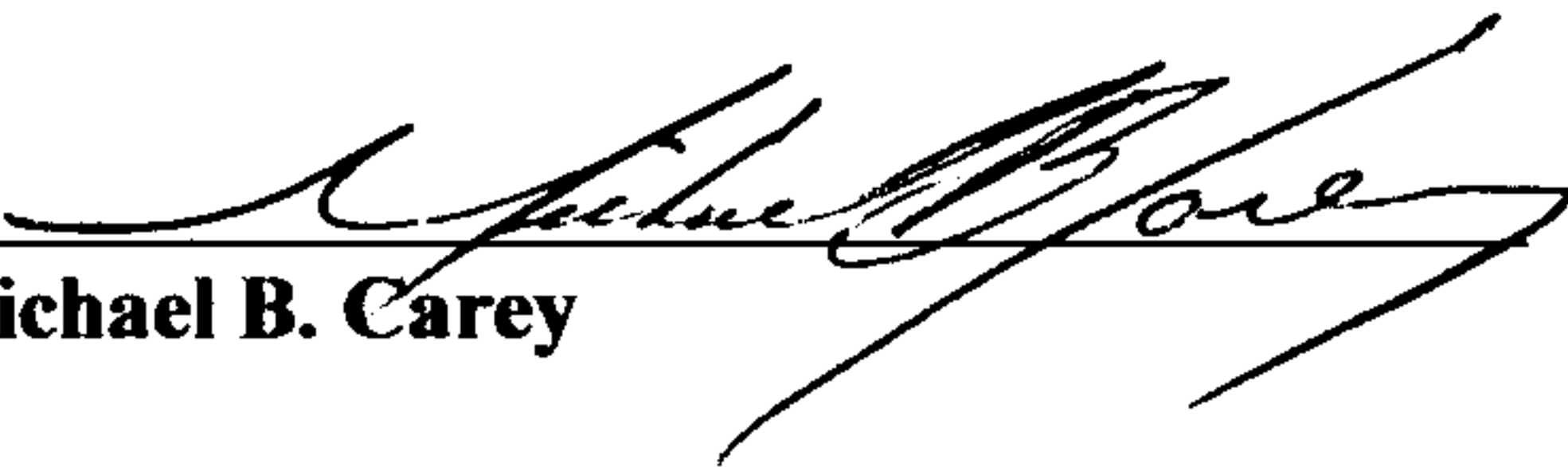
- (1) Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- (2) Ad valorem taxes for the current tax year, which Grantee assumes and agrees to pay.
- (3) Joint Driveway Agreement recorded in Inst. No. 1995-00588.
- (4) All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20070706000320730, in the Probate Office of Shelby County, Alabama.
- (5) Mineral and mining rights excepted.
- (6) Existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

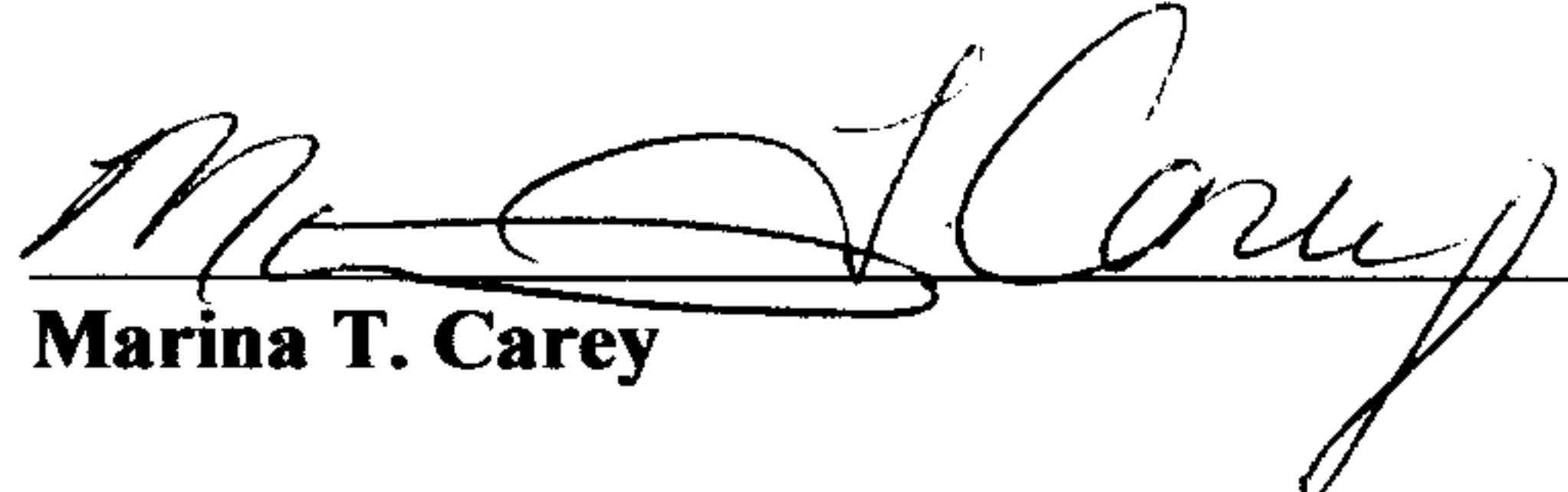
\$ 95,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance, that the entire interest in fee simple shall pass to his heirs and assigns.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns; that we are lawfully seized in fee simple of said premises; that they are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors, **Michael B. Carey and Marina T. Carey, Husband and Wife**, have hereunto set their hands and seals this 9th day of June, 2008.


Michael B. Carey


Marina T. Carey

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Michael B. Carey, and Marina T. Carey, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of this conveyance, they, as such Grantors have executed the same voluntarily.

Given under my hand and official seal, this 9th day of June, 2008.

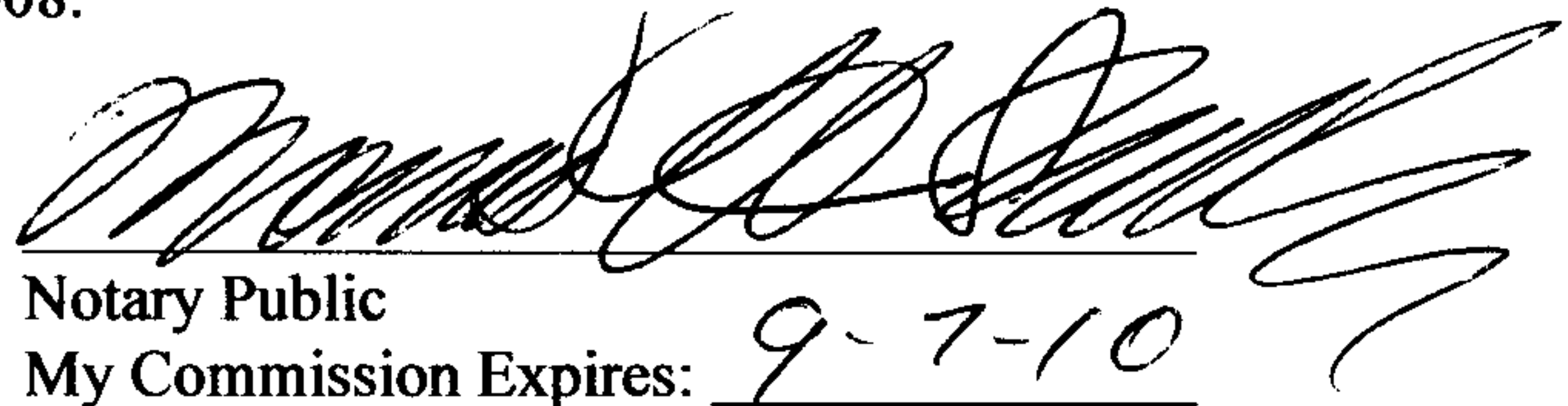


Notary Public
My Commission Expires: 9-7-10

EXHIBIT "A"
LEGAL DESCRIPTION


20080616000243130 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
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- (1) **Parcel I** - A parcel of land being part of Lot 4, Block 6, Squire's Map of Helena as recorded in Map Book 3, Page 121, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Lot 4, Block 6;

thence South 2 degrees 32 minutes 57 seconds East; 17.00 feet along the East side of said Block;
thence North 78 degrees 11 minutes 43 seconds West, 79.15 feet;
thence North 83 degrees 31 minutes 19 seconds East, 52.59 feet to the Northerly line of Lot 4,
thence South 78 degrees 07 minutes 37 seconds East, 25.00 feet to the point of beginning.

- (2) **Parcel II** - A parcel of land being part of Lots 5 and 6, Block 6, Squire's Map of Helena as recorded in Map Book 3, Page 121, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Lot 8, Block 6;

thence North 2 degrees 32 minutes 57 seconds West, 176.00 feet along the East side of said Block;
thence North 78 degrees 11 minutes 43 seconds West, 65.00 feet to the point of beginning;
thence continue North 78 degrees 11 minutes 43 seconds West, 135.00 feet;
thence South 2 degrees 32 minutes 57 seconds East, 47.00 feet;
thence North 81 degrees 32 minutes 37 seconds East 131.48 feet to the point of beginning.

- (3) **Parcel III** - A parcel of land being a part of Lots 4 & 5, Block 6, Squire's Map of Helena, as recorded in Map Book 3, Page 121, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of Lot 4, Block 6;

thence South 2 degrees 32 minutes 57 seconds East, 17.00 feet to the point of beginning;
thence North 78 degrees 11 minutes 43 seconds West, 200 feet to a point;
thence South 2 degrees 32 minutes 57 seconds East, 45 feet;
thence South 78 degrees 11 minutes 43 seconds East, 200 feet;
thence North to point of beginning.

- (4) **Less and Except** - A parcel of land being part of Lots 4 & 5, Block 6, Squire's Map of Helena, as recorded in Map Book 3, Page 121, Shelby County, Alabama;
more particularly described as follows:

Commence at the Southeast corner of Lot 8, Block 6;

thence North 2 degrees 32 minutes 57 seconds West, 176.00 feet along the East side of Block 6;
thence North 78 Degrees 11 minutes 43 seconds West, 200.00 feet;
thence North 2 degrees 32 minutes 57 seconds West 7.00 feet to the point of beginning;
thence North 83 degrees 31 minutes 19 seconds East, 117.35 feet;
thence North 78 degrees 11 minutes 43 seconds West, 120.85 feet;
thence South 2 degrees 32 minutes 57 seconds East, 38.00 feet to the point of beginning.