

208-10848



20080703000270620 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/03/2008 09:00:40AM FILED/CERT

Shelby County, AL 07/03/2008
State of Alabama

Deed Tax: \$2.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

KACIE R. JANNEY
160 CARRINGTON LANE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$112,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ELISE MCKINNEY, AN UNMARRIED WOMAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **KACIE R. JANNEY**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 12, according to the Survey of Carrington, Sector II, as recorded in Map Book 25, Page 17, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **BUILDING AND SETBACK LINES OF 15 FEET AS RECORDED IN MAP BOOK 25, PAGE 17.**
3. **AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN INST. NO. 1999-29693 AND COVENANTS PERTAINING THERETO RECORDED IN INST. NO. 1999-29699.**
4. **TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 60, PAGE 109 AND DEED BOOK 352, PAGES 805 AND 815.**
5. **RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT ON RECORDED PLAT.**

\$110,761.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **ELISE MCKINNEY**, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of June, 2008.

Elise McKinney by and through her
ELISE MCKINNEY

By and through her Attorney-in-Fact,
Jeff Jones

Attorney in Fact, Jeff Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JEFF JONES** whose name(s) as attorney in fact for **ELISE MCKINNEY**, 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 the conveyance, he, she, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

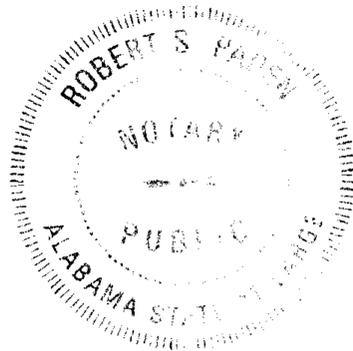
Given under my hand this the 27TH day of JUNE, 2008.

[Handwritten Signature]

Notary Public

My commission expires:

7/6/10



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