

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:)
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)

\$ 187,000. WBC

Assessor's Property Tax Parcel/
Account Number: 117350008026000

- Above This Line Reserved for Official Use -

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William B. Carney, Jr.** and wife, **Shirley Dohm Carney**, hereinafter referred to as "Grantors," do hereby grant, convey and warrant unto **William B. Carney and Shirley D. Carney**, as Trustees, or their successors in trust under the **Carney Living Trust dated November 16, 1998, and any amendments thereto**, hereinafter referred to as "Grantees," the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 49, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama.

- Minerals and mining rights excepted.
- Subject to taxes for 2007 and subsequent years.
- Subject to restrictions as shown on recorded map.
- Subject to right of way granted to Alabama Power Company recorded in Instrument No. 2000-23179.
- Subject to restrictions and covenants appearing of record in Instrument No. 1998-29313 and Instrument No. 2000-19725.
- Subject to easement as recorded in Instrument No. 1997-34735.
- Subject to right of way granted to Alabama Power Company recorded in Volume 263, Page 46 and Instrument No. 2000-23197.
- Subject to restrictions and covenants appearing of record in Instrument No. 2000-38708.

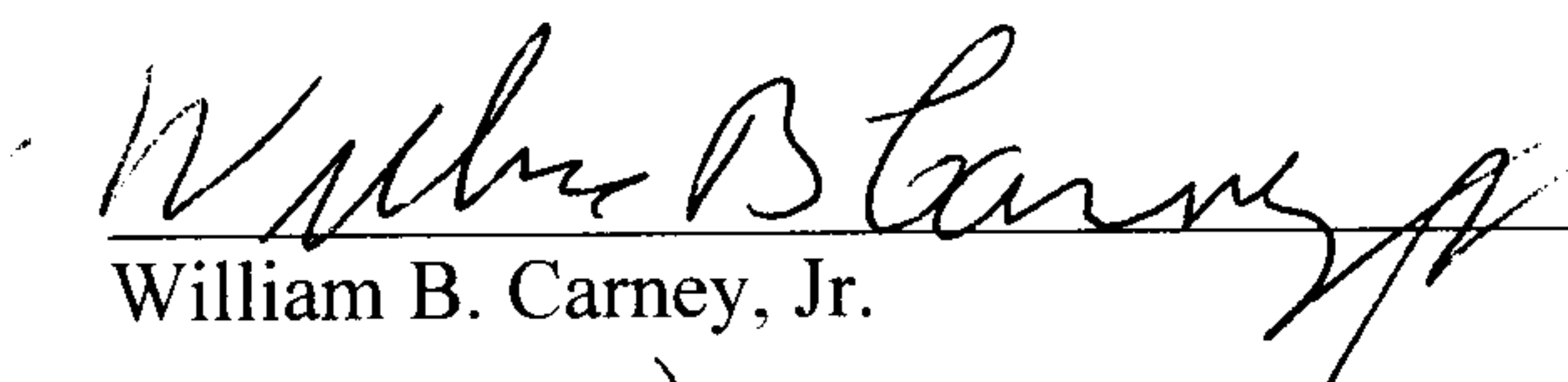
SOURCE OF TITLE: Instrument No. 2001-39919.

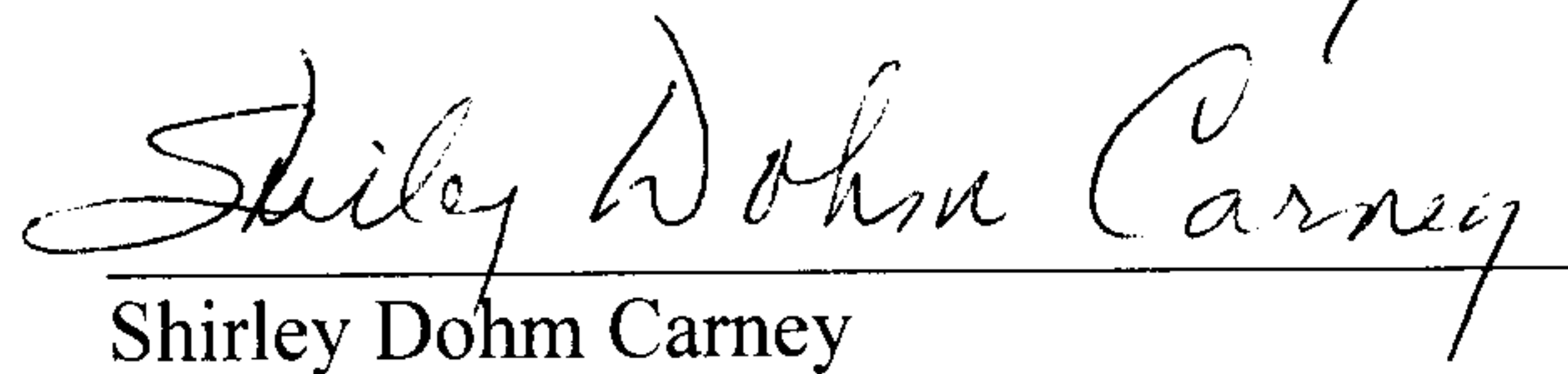
TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes payable October 1, 2008 shall be paid by Grantees.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on this the 28th day of August, 2008.

 (SEAL)
William B. Carney, Jr.

 (SEAL)
Shirley Dohm Carney

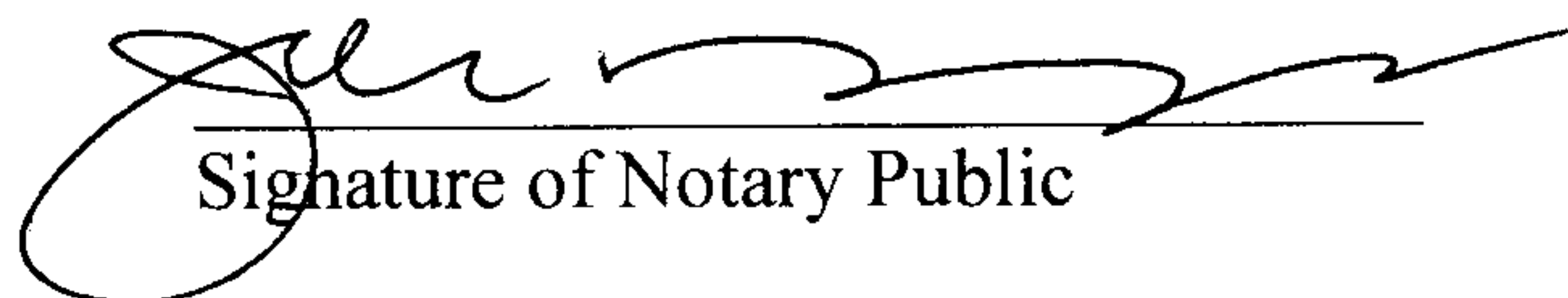
STATE OF ALABAMA)

) ACKNOWLEDGMENT

COUNTY OF JEFFERSON)

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by William B. Carney, Jr. and Shirley Dohm Carney and was executed and acknowledged by them to be their free act and voluntary deed.

WITNESS my signature this the 28th day of August, 2008.


Signature of Notary Public

John T. Carney, Jr.

Name of Notary Public

My Commission expires: 12/19/2010