

Send tax notice to:

CHRISTOPHER CARNEY
3105 MEADOWS CIRCLE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2008818



20081231000480330 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
12/31/2008 09:33:16AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand Four Hundred Thirty-Nine and 00/100 Dollars (\$235,439.00) in hand paid to the undersigned, FREDRICK J. ENGELKE and CHERYL P. ENGELKE, husband and wife (hereinafter referred to as "Grantors") by CHRISTOPHER CARNEY and JOANIE CARNEY, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 48, BLOCK 1, ACCORDING TO THE SURVEY OF SUNNY MEADOWS PHASE TWO, AS RECORDED IN MAP BOOK 8, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. EASEMENTS AND BULDING LINE AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
4. RESTRICTIONS APPEARING OF RECORD IN MISC. BOK 36, PAGE 881.


\$233,346.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 12/31/2008
State of Alabama

Deed Tax: \$2.50

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 22nd day of December, 2008.

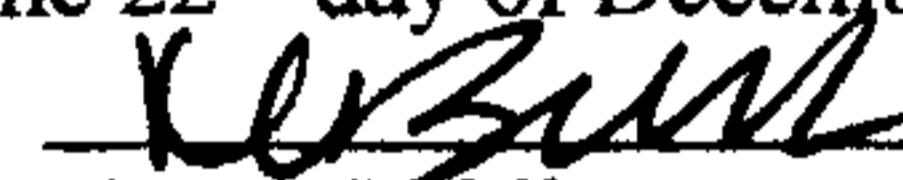

FREDRICK J. ENGELKE


CHERYL P. ENGELKE


STATE OF *NEW HAMPSHIRE*
COUNTY OF *HILLSBOROUGH*

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that FREDRICK J. ENGELKE and CHERYL P. ENGELKE, 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 said instrument, she executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 2008.


Notary Public
Print Name: *Kara E. Boucher*
Commission Expires: *8/9/11*




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