



20081231000480410 1/2 \$24.00  
 Shelby Cnty Judge of Probate, AL  
 12/31/2008 09:51:02AM FILED/CERT

Send tax notice to:

LYNLEE CARPENTER  
622 CAHABA MANOR LANE  
PELHAM, AL, 35124

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

STATE OF ALABAMA  
 Shelby COUNTY

2008836

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

Deed Tax: \$10.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Three Thousand and 00/100 Dollars (\$93,000.00) in hand paid to the undersigned, JOHN E. MILLER and SANDRA P. MILLER, Husband and Wife (hereinafter referred to as "Grantors") by LYNLEE CARPENTER (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 53, ACORDING TO THE SURVEY OF CAHABA MANOR TOWN HOMES, AS RECORDED IN MAP BOOK 6, PAGE 105, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN VOLUME 108, PAGE 304, PAGE 11 AND MISC. VOLUME 19, PAGE 266, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. SANITARY SEER EASEMENT RECORDED IN VOLUME 298, PAGE 677 AND VOLUME 306, PAGE 946, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 21, PAGE 96, MISC. VOLUME 21, PAGE 100 AND MISC. VOLUME 19, PAGE 269, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

\$83,000.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of December, 2008.

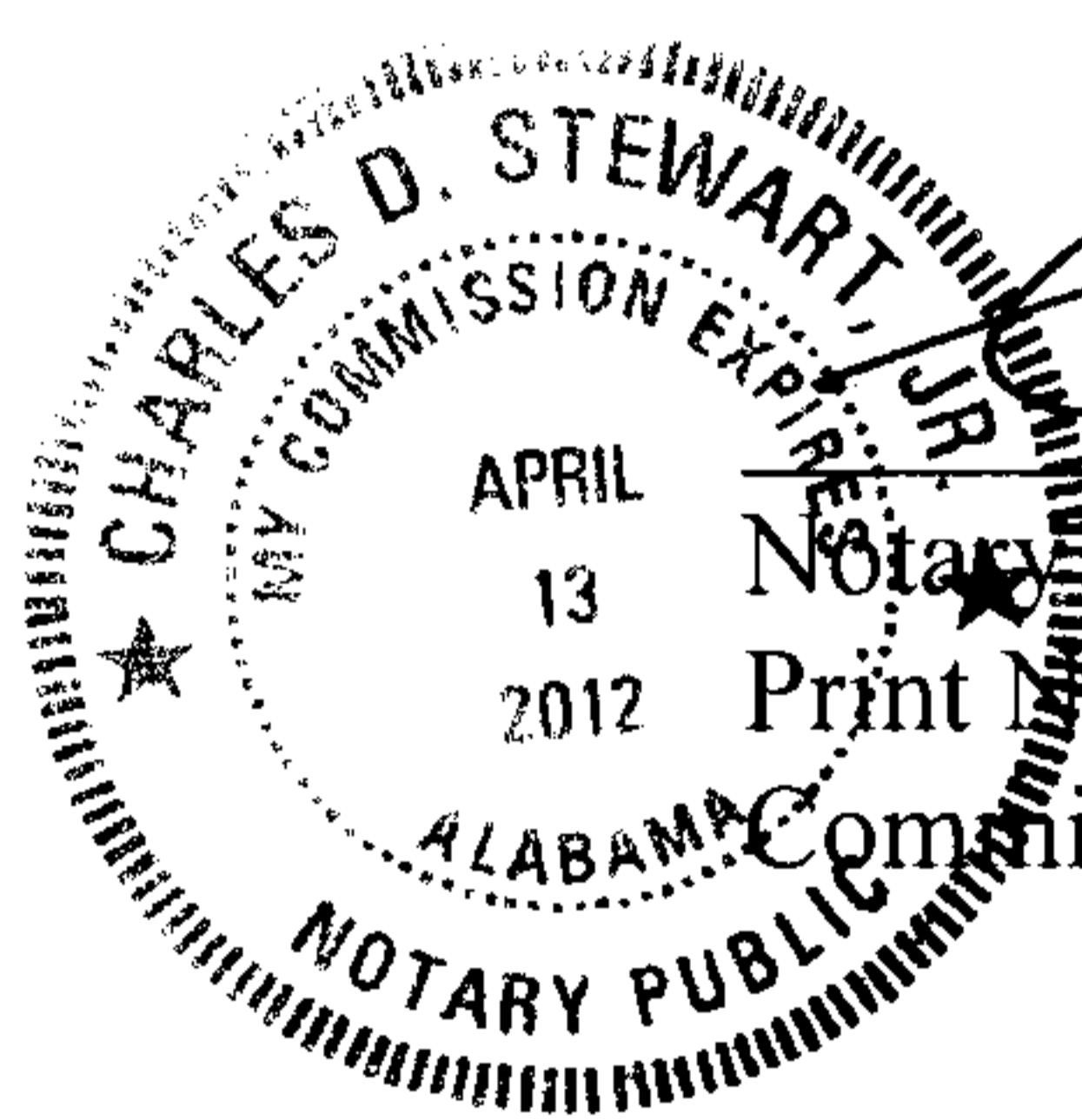
*John E. Miller*  
\_\_\_\_\_  
JOHN E. MILLER

*Sandra P. Miller*  
\_\_\_\_\_  
SANDRA P. MILLER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN E. MILLER and SANDRA P. MILLER, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 2008.

  
*Charles D. Stewart, Jr.*  
\_\_\_\_\_  
Notary Public  
Print Name: *Charles D. Stewart, Jr.*  
Commission Expires: *4-13-12*