20110620000180960 1/3 $19.00
Shelby Cnty Judge of Probate, AL
06/20/2011 04:10:04 PM FILED/CERT

This Instrument Prepared By:
Michael A. Newsom
Attorney at Law
1804 Seventh Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:
Becki Harris
615 Cahaba Manor Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

THAT FOR AND INCONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, in hand paid to Estate of Florence Virginia Carroll, deceased, Probate Case Number PR-2011-00102 , in the Probate Court of Shelby County, Alabama [hereinafter referred to as "Grantor(s)], the said Grantor(s), by and through the duly and legally appointed and designated Executrix of said Estate, does/do hereby grant, bargain, sell and convey unto Rebecca Jane Carroll Harris, an unmarried woman [hereinafter referred to as "Grantee(s)"], all right, title and interest of Grantor(s) in and to the following-described real property, located and situated in Shelby County, Alabama, to wit:

615 Cahaba Manor Trail, Pelham, Shelby County, Alabama 35124 more particularly described as follows:

Lot 20, less and except the East 4.1 feet thereof, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama: ALSO

A triangular portion of Lot 21, according to the Survey of Cahaba manor Town Homes, Third Addition, as recorded in May Book 7, Page 158, being more particularly described as follows: Commence at the Northwest corner of said Lot 20 for the Point of Beginning; thence Southerly along the West Line of said Lot 20 for a distance of 98.39 feet to the SW Corner of said Lot 20; thence Westerly along the South line of Lot 21 for a distance of 12.0 feet; thence 96 degrees 57 minutes 13 seconds right a distance of 99.12 feet to the NE (corner of) Lot 21, also

being the NW corner of Lot 20 and the Point of Beginning. Being situated in Shelby County, Alabama.

Subject to:

1. Taxes due for the current year and subsequent years, not yet due and payable.
2. Easements, Restrictions, Covenants and Conditions of record.
3. Rights of owners of the property adjoining property in and to the use of common rights in building located and situated on said lots, with rights including, but not limited to, roof, foundation, party walls, walkways and entrances.
4. 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 as recorded in Deed Volume 321, Page 470 (in said Probate Office of Shelby County, Alabama).

The within property which is the subject of this Warranty Deed is the same premises as devised and transferred to Florence Virginia Carroll under the Estate of Leslie Vastine Metts, Jr., a/k/a Les Metts, in Shelby County, Alabama, Probate Court Case Number PR-2009-00535.

TO HAVE AND TO HOLD to the said Grantee, Rebecca Jane Carroll Harris, her heirs and assigns forever.

AND Grantor(s) does/do, for himself/herself/themselves and for his/her/their heirs, personal representatives, executors and assigns covenant with the said Grantee(s), his/her/their heirs personal representatives and assigns that Grantor(s) is/are lawfully seized in fee simple of said premises; that they are free and clear of any and all encumbrances, unless specifically noted hereinabove; that Grantor(s) has/have a good right to sell and convey the same as aforesaid; that he/she/they will and his/her/their heirs, personal representatives, executors and assigns shall warrant and defend same to the said grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto ser his/her/their hand(s) and seal(s) this the 13th day of June, 20 11.

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ESTATE OF FLORENCE VIRGINIA CARROLL

Rebecca Jane Carroll Harris (SEAL)

By: Rebecca Jane Carroll Harris, Executrix

STATE OF ALABAMA)
SHELBY
~~JEFFERSON~~ COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rebecca Jane Carroll Harris, as Executrix of Estate of Florence Virginia Carroll, Probate Court of Shelby County, Alabama Number PR-2011-00102, whose name(s) is/are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being of sound mind and being further informed of the contents and legal import efficacy of same, he/she/they signed and executed same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 13th day of JUNE, 20 11.

Notary Public
My Commission Expires: 5/2/2014

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