

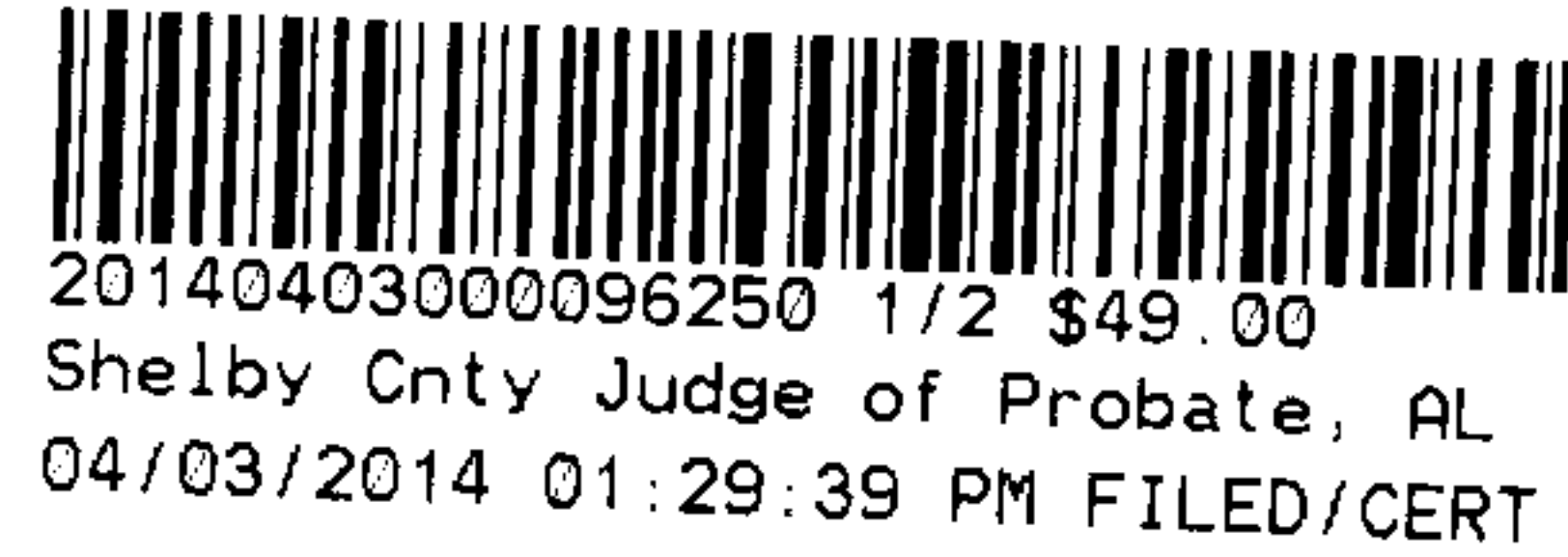
Send tax notice to:

ERNEST L. SMITH, JR  
1655 OAK PARK LANE  
HELENA, AL, 35080

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2014118



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SILVANA CARNEVALE, AN UNMARRIED WOMAN whose mailing address is: 1772 Empire Rd. Wickliffe, OH. 44092 (hereinafter referred to as "Grantors") by ERNEST L. SMITH, JR and MISTY R. SMITH whose mailing address is: **1655 OAK PARK LANE HELENA, AL 35080** (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 6, ACCORDING TO THE SURVEY OF THE WOODLANDS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SILVANA CARNEVALE IS THE SURVIVING GRANTEE OF THAT DEED RECORDED IN INSTRUMENT 20050808000402520, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE KENNETH A. CARNEVALE, HAVING DIED ON OR ABOUT SEPT. 11, 2010.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHWR 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 266, PAGE 459 AND DEED BOOK 62, PAGE 405.
3. AGREEMENT AS SET OUT IN BOOK 128, PAGE 238.
4. GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES IN INSTRUMENT 2002-18719.
5. ARTICLES OF INCORPORATION OF OAK PARK RESIDENTIAL ASSOCIATION, INC. RECORDED IN INSTRUMENT 1998-10002.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 2000-35706, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$233,000.00 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

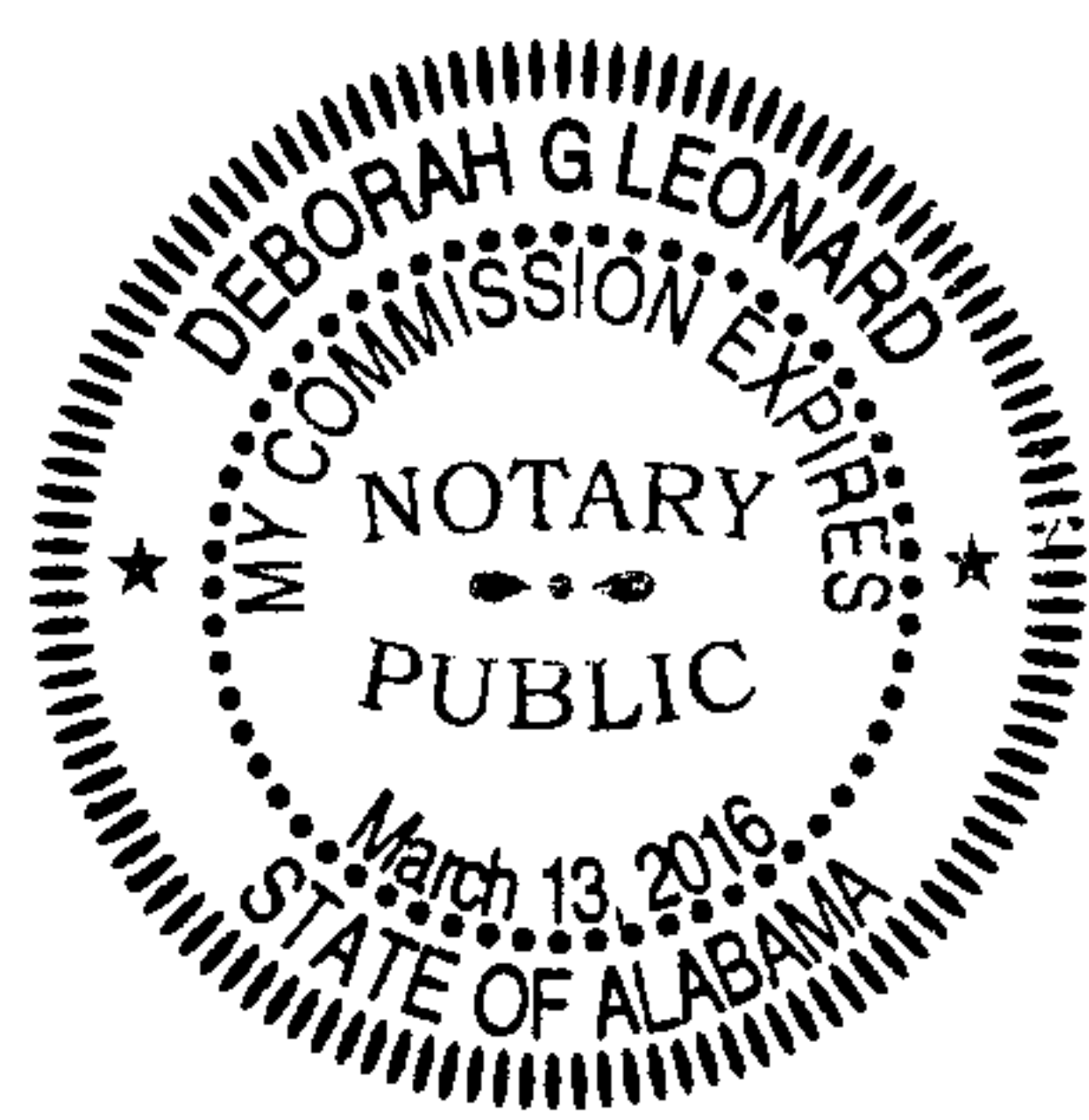
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of March, 2014.

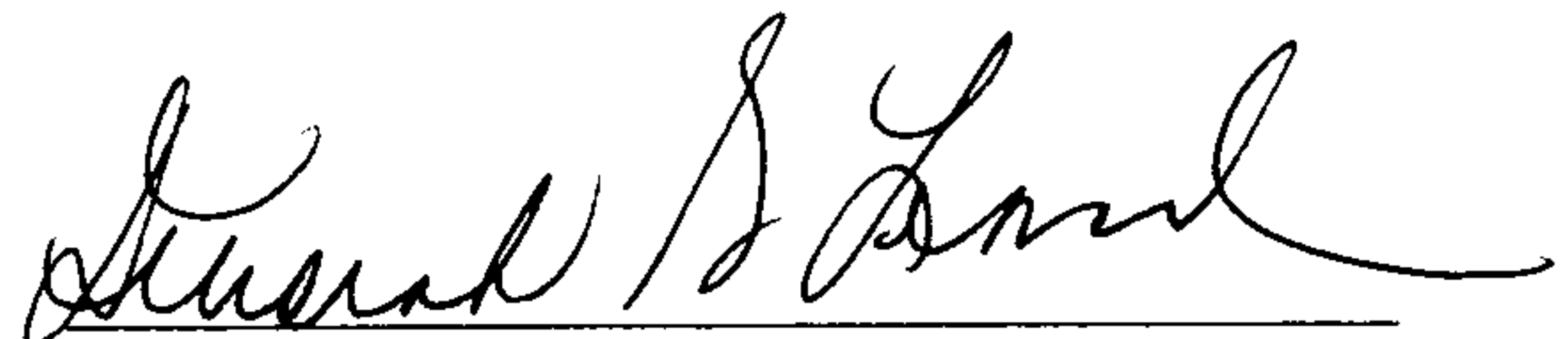
  
SILVANA CARNEVALE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SILVANA CARNEVALE, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of March, 2014.





Notary Public  
Print Name:  
Commission Expires:



20140403000096250 2/2 \$49.00  
Shelby Cnty Judge of Probate, AL  
04/03/2014 01:29:39 PM FILED/CERT