

This instrument was prepared by

(Name) Courtney H. Mason, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007

19810526000057920 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
05/26/1981 00:00:00 FILED/CERTIFIED

Form 1-15 Rev. 1-85  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINE THOUSAND FIFTY FIVE AND NO/100 (\$9,055.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CHARLES BEATY AND WIFE, GALE BEATY  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
RONALD W. CARNAHAN AND WIFE, DEBORAH L. CARNAHAN

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 62, according to the survey of Portsmouth, Third Sector, as recorded in Map Book 7 Page 110, of the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc. recorded in Mortgage Book 403, Page 421, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

18  
PAGE  
333  
BOOK

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 19<sup>th</sup> day of May, 1981

WITNESS:

(Seal) Charles Beaty  
(Seal) Charles Beaty  
(Seal) Gale Beaty  
(Seal) Gale Beaty

STATE OF Tennessee }  
Shelby COUNTY }

Deed 9.50  
Rec. 1.50  
Ind. 1.00  
12.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Beaty and wife, Gale Beaty whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of May, 1981