

Send Tax Notice To Mr. and Mrs. Kenneth Carpenter
2738 Indian Forest Trail
Helena, Alabama 35080

This instrument was prepared by

1631

(Name) THERESA ANNE IKACIK

(Address) 11 El Camino Real, Chelsea, Alabama 35043

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-SEVEN THOUSAND, FIVE-HUNDRED DOLLARS AND NO/100's

to the undersigned grantor, CLOUD & ESTES, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

KENNETH W. CARPENTER, and wife JESSICA H. CARPENTER

(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:

Estate 4, according to the survey of High Chaparral, First Sector, as recorded in Map
Book 12, Page 57, in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

Minerals and mining rights excepted. Title to minerals underlying caption lands with
mining rights and privileges belonging thereto, as reserved in Real Record 160, Page 469,
in the Probate Office.

15-foot utility easements over the Northeasterly and Southwesterly and West sides of
said estate as shown on recorded map of said sub-division.

50-foot building set-back line from High Mesa Circle, with easement in said building set-
back line, as shown on recorded map of said sub-division, with 18 inch pipe in said set-
back line.

Rights of others for use and enjoyment of lake as shown on recorded map of said sub-division.

Restrictive covenants as recorded in Real Record 196, Page 237, and in Real Record 197,
Page 249, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company as recorded in Deed Book 131, Page 227,
and in Real Record 220, Page 471, in the Probate Office of Shelby County, Alabama.

Restrictions as shown on recorded map of said sub-division.

1. Deed Tax \$ 37.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 42.00

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted 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 said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, JAMES H. ESTES
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of JUNE 19 89

CLOUD & ESTES, INC.

ATTEST:

Margaret B. Cloud
NOTARY PUBLIC
INSTRUMENT WAS FILED

By James H. Estes
President

STATE OF ALABAMA
COUNTY OF SHELBY

89 JUN 26 AM 9:20

JAMES H. ESTES
JUDGE OF PROBATE

I, THE UNDERSIGNED

State, hereby certify that
whose name as

JAMES H. ESTES
President of

CLOUD & ESTES, INC.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 12th. day of JUNE

19 89

Theresa A. Ikacik
Notary Public
My Commission Expires September 9, 1989

Emmett Cloud Realty