

This instrument was prepared by
(Name) J. Michael Joiner
(Address) PO Box 1012, Alabaster, AL 35007

Send Tax Notice To: Joseph Snell
name
Rt 4 Box 1428, Alabaster
address

WARRANTY DEED-

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

That in consideration of Forty Thousand and 00/100 (\$40,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Michael Carter, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joseph W. Snell, a married man

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 5 and 6, according to the Survey of Maxwell's Addition to Elliottsville, as recorded in Map Book 3, Page 118 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, and limitations, if any, of record.

The above property does not constitute the homestead of grantor or grantor's spouse.

BOOK 312 PAGE 409

1. Deed Tax	\$40.00
2. Int. Tax	\$
3. Notary Fee	\$2.50
4. ...	\$3.00
5. ...	\$
6. ...	\$1.00
Total	\$46.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 seised 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, I have hereunto set MY hands(s) and seal(s), this 27th day of September, 1990.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

90 OCT -1 PH 2: 51 (Seal)

Michael Carter (Seal)
Michael Carter (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Michael Carter whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, A. D., 19 90.

[Signature]
Notary Public