

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Robert C. Gruschow
335 Springloop Road & Hwy 49
Columbiana, Alabama 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Fifteen Thousand and No/100 DOLLARS (\$115,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Lowell W. Carter and wife Theresa A. Carter, (herein referred to as Grantors) do grant, bargain, sell and convey unto Robert C. Gruschow and Cynthia M. Gruschow (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

The East half of the SW 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 1 West, LESS AND EXCEPT the South 730.62 feet thereof, EXCEPT highway right-of-way; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$105,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 17th day of December, 1991.

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

91 DEC 27 PM 11:49

STATE OF ALABAMA
COUNTY OF SHELBY
JUDGE OF PROBATE

Lowell W. Carter
Lowell W. Carter

Theresa A. Carter
Theresa A. Carter

1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 16.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lowell W. Carter and wife, Theresa A. Carter 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 the 17 day of December, 1991.

Barbara A. Grant
Notary Public

My Commission Expires: