

This instrument was prepared by

SEND TAX NOTICE TO:
BRUCE L. CARPENTER and
ANN K. CARPENTER
5026 Greystone Way
Birmingham, Alabama 35242

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Thirty-Nine Thousand and No/100 (\$539,000.00) Dollars

to the undersigned grantor, KERR COMPANIES, INC.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

BRUCE L. CARPENTER and wife, ANN K. CARPENTER

(herein referred to as GRANTEEES) 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:

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

Inst # 1993-21345

07/21/1993-21345
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 347.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Walter L. Kerr, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of July 1993

ATTEST:

KERR COMPANIES, INC.

By

President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned
State, hereby certify that Walter L. Kerr, Jr.
whose name as President of KERR COMPANIES, 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 13th day of

July

19 93

Notary Public

EXHIBIT A
(Real Estate Description)

Lot 4, according to the Survey of Greystone - 4th Sector, as recorded in Map Book 16, page 89 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. Building line and easements as set out in Instrument No. 92-20849.
3. Covenants, conditions and restrictions as recorded in Real Book 317, page 260, amended by affidavit as recorded in Real Book 319, page 235, with first amendment recorded in Real Book 346, page 942, dated June 6, 1992, 2nd amendment dated December 20, 1991, recorded in Real Book 378, page 904, and 3rd amendment dated March 26, 1992 recorded in Real Book 397, page 958 and 4th amendment recorded in Instrument No. 92-17890 and 5th amendment recorded in Instrument No. 93-03123, and 6th amendment recorded in Instrument No. 93-10163 and Instrument No. 92-20849.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 207, page 223 and Instrument No. 92-26822.
5. Rights of others to use Hugh Daniel Drive and Greystone Drive, as recorded in Deed Book 301, page 799.
6. A 10 foot easement across the South side of subject property as shown by recorded plat.
7. Covenants and agreements for water services, as recorded in Real 235, page 574 and Instrument No. 92-20786.
8. Reciprocal easement agreement pertaining to access and roadway easements, as recorded in Real Book 312, page 274 and amended in Real Book 317, page 253 and 2nd amendment as recorded in Instrument No. 93-03124.
9. Excepting title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 40, page 332 and Deed Book 57, page 584.
10. Agreement with Shelby Cable, Inc. as recorded in Real Volume 350, page 585.
11. The subdivision herein, including lots and streets, lies in an area where natural lime sinks have occurred.

\$203,150.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-21345

07/21/1993-21345
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 347.00