

194-1629

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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100 Concourse Parkway, Suite 130
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STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

TERRY M. ARMSTRONG
208 PARK FOREST TERRACE
MONTICELLO, AL 35115

12/08/1994-36054
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 36.00

Inst # 1994-36054

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND and 00/100 (\$125,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, KENNETH CARTER, A MARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TERRY M. ARMSTRONG AND LYNN ARMSTRONG, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION, THIRD SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 101 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are due and payable until October 1, 1995.
2. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 154, Page 423 in Probate Office.
3. Title to all minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 319, page 451 and Deed Book 329, page 2241 in Probate Office.
4. Restrictive Covenants as recorded in Instrument No. 1992-20200 in Probate Office.
5. 35-foot building setback from Park Forrest Terrace as shown on recorded map.
6. Utility easement of unknown width across the North side of lot as shown on recorded map.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, KENNETH CARTER, NOR HIS SPOUSE.

\$100,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KENNETH CARTER, A MARRIED MAN, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of November, 1994.



KENNETH CARTER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KENNETH CARTER, A MARRIED MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of November, 1994.



Notary Public

My commission expires:

7/16/98

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