

This instrument was prepared by

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1904 Indian Lake Drive, Ste 100  
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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FOUR THOUSAND NINE HUNDRED & NO/100----  
(\$84,900.00) DOLLARS to the undersigned grantor, Carter Homes & Development, Inc.  
a corporation, (herein referred to as the 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 Sandy N. Ellis and husband,  
Ronald L. Ellis (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:

Lot 42, according to the Survey of Cambrian Ridge, as recorded in Map Book 21,  
page 8, in the Probate Office of Shelby County, Alabama. Minerals and mining  
rights excepted.

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

\$67,920.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 207 Cambrian Ridge Trail Pelham, Alabama 35124

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  
GRANTEES, their heirs and assigns, that it 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, Kenneth Carter, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
1st day of October, 1996.

Carter Homes & Development, Inc.  
By: \_\_\_\_\_  
Kenneth Carter, President

Inst # 1996-32787

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

10/03/1996-32787  
09:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 25.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby  
certify that Kenneth Carter whose name as the President of Carter Homes &  
Development, 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.

Given under my hand and official seal, this the 1st day of October, 1996

\_\_\_\_\_  
Notary Public

COURTNEY H. MASON  
MY COMMISSION EXPIRES  
3/5/99

Inst # 1996-32787