

SEND TAX NOTICE TO:

Brian W. Carroll and Teresa A. Carroll
9721 Highway 41 South, Leeds AL 35094

This instrument was prepared by:

VERNON N. SCHMITT, ATTORNEY AT LAW
P. O. BOX 521, LEEDS, AL 35094

Inst # 1998-16658

05/07/1998-16658

10:06 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

Fee SNA 11.50

Warranty Deed, Joint Tenants With Right of Survivorship

STATE OF ALABAMA}

SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WILLIAM R. JENKINS, AN UNMARRIED PERSON, AND EVELYN JENKINS MILLER, AN UNMARRIED PERSON, (herein referred to as grantor) do grant, bargain, sell, and convey unto BRIAN W. CARROLL AND WIFE TERESA A. CARROLL, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of SE 1/4 of NE 1/4 of Section 7, Township 18 South, Range 1 East; thence West along the South line of said 1/4 - 1/4 section 1042.34 feet to the point of beginning of tract herein described; thence continue along the last named course 497.83 feet to a found 1/2 inch rebar; thence 123 degrees 24 minutes 00 seconds to the right Northeasterly 209.62 feet to a found 1/2 inch rebar; thence 56 degrees 36 minutes 00 seconds to the right East 497.83 feet; thence 123 degrees 24 minutes 00 seconds to the right 209.63 feet to the point of beginning.

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 I do for myself (ourselves) and for (our) heirs, executors, and administrators covenant with the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 27 day of April 1998.

WITNESS:




WILLIAM R. JENKINS


EVELYN JENKINS MILLER

PAGE TWO, WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA}
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM R. JENKINS, 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 27 day of April 1998.

Peggy A. Landolph
Notary Public
My Comm. expires 1/20/2000

STATE OF ALABAMA}
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EVELYN JENKINS MILLER, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of April 1998.

Peggy A. Landolph
Notary Public
My Comm. expires 1/20/2000

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