

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Gerald Williams and Melissa Williams
103 Carter Lane
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred forty nine thousand nine hundred and no/100 (\$249,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Rayburn Carter and Lucinda J. Carter, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gerald Williams and Melissa Williams** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$237,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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


To Have and to Hold to the said grantee, 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 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

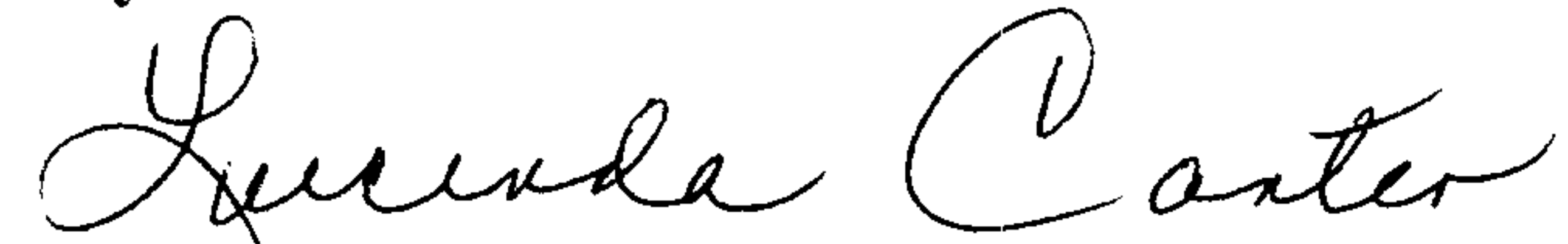
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of June, 2003.

Witness

Witness



Rayburn Carter



Lucinda J. Carter

STATE OF ALABAMA
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Rayburn Carter and Lucinda J. Carter, husband and wife**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 2003.



Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land containing 4.36 Acres more or less, located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ an the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, City of Alabaster Shelby County, Alabama. Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 14, and run South 87 degrees 26 minutes 44 seconds East a distance of 242.30 feet to a point, said point lying in the approximate centerline of a 12 feet asphalt road, said point being the beginning of a non tangent curve to the left having a radius of 207.30 feet, a central angle of 26 degrees 55 minutes 10 seconds, and subtended by a chord which bears North 2 degrees 15 minutes 13 seconds West, and a chord distance of 96.50 feet; thence along the arc of said curve and said centerline a distance of 97.40 feet; thence North 28 degrees 13 minutes 36 seconds West and along said centerline a distance of 73.25 feet a point, said point being the beginning of a non tangent curve to the left, having a radius of 240.63 feet; a central angle of 16 degrees 36 minutes 16 seconds; and subtended by a chord which bears North 44 degrees 27 minutes 14 seconds West; and a chord distance of 69.49 feet; thence along the arc of curve an said centerline a distance of 69.74; thence North 45 degrees 00 minutes 07 seconds West and along said centerline, a distance of 142.70 feet; thence North 50 degrees 28 minutes 35 seconds West and along said centerline, a distance of 146.10 feet to the point of beginning; thence North 9 degrees 25 minutes 50 seconds East and leaving said centerline a distance of 278.93 feet; thence North 87 degrees 36 minutes 48 seconds West a distance of 287.90 feet; thence North 87 degrees 37 minutes 20 seconds West a distance of 159.17; thence South 0 degrees 00 minutes 00 seconds West a distance of 285.56; thence South 08 degrees 38 minutes 46 seconds East a distance of 263.93 feet; thence North 84 degrees 03 minutes 21 seconds East a distance of 170.00; thence North 39 degrees 08 minutes 47 seconds East a distance of 304.48 feet to the point of beginning.

Subject to and benefiting from a 30 feet ingress, egress, utility and drainage easement lying parallel with and 15 feet on each side of the centerline of the 12 foot asphalt road.

Also, a 15 utility easement that is 7.5 foot each side of the following described centerline. Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 14, Township 21 South, Range 3 West, and run North 88 degrees 22 minutes 13 seconds West a distance of 400.58 feet; thence North 8 degrees 38 minutes 46 seconds West a distance of 226.73 feet to the point of beginning and centerline of said 15 foot easement; thence South 76 degrees 39 minutes 20 seconds East a distance of 46.76 feet; thence South 66 degrees 48 minutes 11 seconds East a distance of 49.54 feet; thence South 83 degrees 10 minutes 06 seconds East a distance of 45.29 feet; thence North 73 degrees 84 minutes 44 seconds East a distance of 62.42 feet; thence North 61 degrees 42 minutes 55 seconds East a distance of 73.74 feet to the said end of said easement.