

This instrument was prepared by  
(Name) William H. Halbrooks  
(Address) 1 Independence Plaza, Suite 704  
Birmingham, AL 35209

Send Tax Notice To: Matt Andrews  
name 8228 Wynwood Drive  
address Helena, AL 35080

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy-seven Thousand, Five Hundred and no/100-----  
(\$177,500.00) Dollars  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
David R. Carothers and Dee Ann Carothers, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

Matthew Andrews and Mandy Andrews

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 310-A, according to a Resurvey of Lots 310, 311, and 312,  
Wyndham, Wynwood Sector, as recorded in Map Book 24, Page  
121, in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 142,000.00 of the purchase price recited above was  
paid from a mortgage loan closed simultaneously herewith.

\$ 35,500.00 of the purchase price recited above was  
paid from a mortgage loan closed simultaneously herewith.

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 (we) do for myself (ourselves) and for my (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 our hand(s) and seal(s), this 2nd  
November xx 2004  
day of 19, 19.

\_\_\_\_\_  
(Seal)

David R. Carothers (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Dee Ann Carothers (Seal)  
Dee Ann Carothers

STATE OF ALABAMA  
Jefferson COUNTY

**General Acknowledgment**

I, the undersigned  
David R. Carothers and Dee Ann Carothers a Notary Public in and for said County, in said State, hereby certify that  
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 the conveyance on executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 2nd day of November A.D. 19 2004

William H. Halbrooks

Notary Public