20051014000538010 1/2 $109.00
Shelby Cnty Judge of Probate,AL
10/14/2005 03:01:12PM FILED/CERT

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:
Stephen M. Sanders and Katie C. Sanders
2653 Salem Road
Montevallo, Alabama 35115

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Four hundred seventy five thousand and no/100 ($475,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Kenneth Carter and Elizabeth Carter, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Stephen M. Sanders and Katie C. Sanders** (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.

Subject to mineral and mining rights if not owned by Grantor.

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

$380,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 30th day of September, 2005.

Kenneth Carter

Elizabeth Carter

Shelby County, AL 10/14/2005
State of Alabama

Deed Tax:$95.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES,** a Notary Public in and for said County, in said State, hereby certify that **Kenneth Carter and Elizabeth 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 30th day of September, 2005.

Notary Public
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NW ¼ of the SE ¼ and the NE ¼ of the SW ¼ of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the NW ¼ of the SE ¼ of said Section 4; thence in a Northerly direction along the East line of said ¼ ¼ Section, a distance of 669.75 feet to the point of beginning; thence continue along last described course, along said East line a distance of 317.16 feet; thence 87deg. 26 min. 26 sec. left in a Westerly direction a distance of 1375.0 feet to a point on the Northeast right of way line of Shelby County Highway 15; thence 97 deg. 33 min. 25 sec. left in a Southeast direction along said right of way line a distance of 319.62 feet; thence 82 deg. 26 min. 35 sec. left in an Easterly direction a distance of 1347.14 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to a 50 foot easement abutting the North and South property lines for utilities.