

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of \$1.00, exchange of property and assumption of the unpaid balance DOLLARS due on mortgage to Central State Bank which is recorded in Probate Office of Shelby County, Ala. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Hershel E. Carter and wife, Doris Carter

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

Charles E. Carter and Jewel D. Carter

(herein referred to as GRANTEES) 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 to-wit:

Begin at the northwest corner of Section 25, Township 20, Range 3 West and run north 87 deg. 25 min. east 946.0 feet to an iron stake on the east side of the right-of-way of the U. S. Highway No. 31 before the same was made a 4-lane Highway; thence south 18 deg. 30 min. east along said old right-of-way line 909 feet to the northwest corner of lot owned by Velma Carter; thence north 89 deg. 50 min. east 684.8 feet to the point of beginning of the lot herein described; thence continue in the same direction 684.9 feet to the east line of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 25; thence along same south 2 deg. 30 min. east 115 feet; thence south 89 deg. 50 min. west 684.9 feet; thence north 2 deg. 30 min. west 115 feet to the point of beginning; being situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 25, Township 20, Range 3 West.

Also the right of ingress and egress to and from the above described lot along a driveway running along the north line of Velma and Bobby Joe Carter's lots lying immediately west of the above described land.

The above described land is the same property purchased from B. W. Carter and wife, Velma Carter on October 16, 1954, as shown by deed recorded in Deed Book 169 page 36; however, said deed had an error in the description in the line "thence south 89 deg. 50 min. west 665.5 feet" and it should have read "thence south 89 deg. 50 min. west 684.9 feet".



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Shelby Cnty Judge of Probate, AL
08/16/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES 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 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 14th

day of August, 1971

BOOK 269 PAGE 394

STATE OF ALABAMA
SHELBY COUNTY
JULY 1971
INSTRUMENT WAS
FILED

1971 AUG 16 AM 8:45

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Carroll J. Joiner

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Hershel E. Carter

Hershel E. Carter

Doris Carter

Doris Carter

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Hershel E. Carter and wife, Doris Carter whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, A. D., 1971

Martha B. Joiner

Notary Public.