

This instrument prepared by

(Name) Karl C. Harrison  
(Address) Attorney at Law  
Columbiana, Alabama 35051

7695

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of One and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Thomas Carter and wife, Betty B. Carter

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

William Thomas Carter and Betty B. 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:

A parcel of land situated in the  $W\frac{1}{2}$  of  $SW\frac{1}{4}$  of Section 3, Township 22 South, Range 3 West, more exactly described as follows: Begin at the Northeast corner of  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$  of Section 3, Township 22 South, Range 3 West and go west along the North boundary of said quarter-section 456.18 feet to point of beginning; thence at an azimuth of 173 deg. 24 min. 430.25 feet; thence at an azimuth of 198 deg. 24 min. 274.75 feet; thence continue in this straight line about 50.0 feet to the center of a creek; thence northward along the center line of this creek about 1361.0 feet to a point 17.0 feet west of an iron marker on the East Bank of this creek; thence 17.0 feet east to this marker; thence at an azimuth of 89 deg. 47.5 min. 458.80 feet; thence at an azimuth of 165 deg. 38 min. 215.90 feet; thence at an azimuth of 175 deg. 24 min. 110.30 feet to point of beginning. ALSO: The right of ingress and egress over and along that certain easement for roadway purposes which is 16 feet in width, the center line of which begins 416.62 feet west of the Northeast corner of the land being conveyed to Jimmy W. Bice and Joyce Mullins Bice and run thence South 4 deg. 41 min. West a distance of 933.2 feet to the point of ending, the same being situated in the  $W\frac{1}{2}$  of  $SW\frac{1}{4}$  of Section 3, Township 22 South, Range 3 West.

19730801000043280 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/01/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 AUG - 1 PM 12:00  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

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 15<sup>th</sup> day of June, 1973.

WITNESS:

(Seal)

William T. Carter (Seal)  
William Thomas Carter

(Seal)

Betty B. Carter (Seal)  
Betty B. Carter

(Seal)

(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, Betty A. Crawford, a Notary Public in and for said County, in said State, hereby certify that William Thomas Carter and wife, Betty B. 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 15<sup>th</sup> day of June, A. D., 1973.

Betty A. Crawford  
Notary Public.  
My Commission Expires July 27, 1974