

This instrument was prepared by

(Name) JAMES R. DAVIS

(Address) 202 Title Building, Birmingham, AL 35203



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Shelby Cnty Judge of Probate, AL
08/06/1975 12:00:00AM FILED/CERT

Form 1-1-5 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 EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$8,500.00) DOLLARS

and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. B. Davis and wife, Bobbie H. Davis and Ralph S. Tully and wife, Rodonna Tully (herein referred to as grantors) do grant, bargain, sell and convey unto

John T. Carter and wife, Frances T. 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 tract of land located in the SE 1/4 of NW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SE 1/4 of NW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama, thence East along the south line of said quarter-quarter line 170 feet to the point of beginning of tract of land herein described, thence continue along the last mentioned course a distance of 517.5 feet, thence 87° 34' 30" left northerly 919.5 feet to the south right of way boundary of Liberty Road, thence 139° 18' 15" left, southwesterly, along said right of way a distance of 64.87 feet to the point of a curve to the right, said curve being subtended by a central angle of 18° 09' and having a radius of 969.1 feet, thence continue around the arc of said curve 306.98 feet to the point of tangent, thence continue along said tangent 266.98 feet to the point of a curve to the right, said curve being subtended by a central angle of 2° 52' and having a radius of 421.6 feet, thence along said arc a distance of 21.17 feet, thence southerly a distance of 546.9 feet to the point of beginning. Mineral and mining rights excepted.

A Purchase Money First Mortgage is being executed simultaneously herewith from Grantees herein to Grantors in the amount of \$8,500.00 to finance the balance of the total purchase price.

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 31st

day of July, 1975

WITNESS:

(Seal)

(Seal)

(Seal)

J.B. Davis

(Seal)

Ralph S. Tully

(Seal)

Rodonna T. Tully

(Seal)

Bobbie H. Davis

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James B. Davis and wife, Bobbie H. Davis, Ralph S. Tully and wife, Rodonna Tully 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July

Loretta Freeman

Notary Public.