

This instrument was prepared by

(Name) Kenneth D. Wallis, Attorney

(Address) Suite 216-200 Century Park South, Birmingham, Al. 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of

Thirty Six Thousand and No/100 -----(\$36,000.00) Dollars

to the undersigned grantor, Colonial Mortgage Company a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ronald D. Carter and wife, Hazol S. 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:

Lot 7, in Block 6, according to the map and survey of Oak Mountain Estates, Fifth Sector, as recorded in Map Book 5, Page 124, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to the following:

1. Taxes due in the year 1977.
2. Thirty Foot minimum building line as shown by recorded plat.
3. Seven and one-half foot easement and ten foot easement along Southerly line of subject property, as shown by recorded plat.
4. Restrictions as recorded in Misc. Record 4, Page 14, in the Probate Office of Shelby County, Alabama. The said restrictions contain no reversionary clause.
5. Easement to Southern Bell Telephone & Telegraph Company, as recorded in Volume 280, Page 641, in the said Probate Office.

\$34,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL  
01/24/1977 12:00:00AM 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances;

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of January 19 77

COLONIAL MORTGAGE COMPANY

By

GARY A. MEEKS  
Vice President

Asst. Secretary

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that  
whose name as Vice President of Colonial Mortgage Company  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for, and as the act of said corporation,

Given under my hand and official seal, this the 14th day of

January

My Commission Expires