

This instrument was prepared by

(Name) KENNETH D. WALLIS

(Address) SUITE 107, COLONIAL CENTER, 1009 MONTGOMERY HYWY., SO., VESTAVIA HILLS, ALABAMA 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, RONALD D. CARTER AND WIFE, HAZOL S. CARTER

(herein referred to as grantors) do grant, bargain, sell and convey unto EDWARD C. LACHUT AND WIFE, DIXIE S. LACHUT

(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 Block 6 according to Oak Mountain Estates, Fifth Sector as recorded in Map Book 5, page 124, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1979.
2. Easements, building lines and restrictions of record.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.



19781115000153030 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/15/1978 12:00:00AM FILED/CERT

BOOK 316
PLAT 221

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 13th day of November 1978.

WITNESS:

(Seal)

RONALD D. CARTER

(Seal)

(Seal)

HAZOL S. CARTER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD D. CARTER AND WIFE, HAZOL S. CARTER 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November

NOTARY
A. D. 1978
John M. Martin
Notary Public
MY COMMISSION EXPIRES MAY 19, 1981
STATE OF ALABAMA

MY COMMISSION EXPIRES MAY 19, 1981