This instrument was prepared by

251

(Name) Michael Bolin

(Address) 933 Frank Nelson Building Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of SIXTY TWO THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS

to the undersigned grantor, Carter Homebuilders Co., Inc. 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

Everett C. Averhart and wife Linda C. Averhart

(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 14, Block "D", according to Amended Map of Fox Haven, First Sector recorded in Map Book 7, Page 86 in the Probate Office of Shelby County, Alabama, which said plat was first recorded in Map Book 7, Page 84 in said Probate Office.

BOOK 321 PAGE 292

Subject to:
Advalorem taxes for the year 1979.
Covenants, conditions and restrictions of Fox Haven, First Sector, as contained in instrument dated February 1, 1978, and filed for record in Misc. Book 24, page 87 in Probate Office.
Building setback line reserved over the westerly 35 feet of lot from Pup Run Drive, as shown by recorded plat.
Public utility easements as shown by recorded plat, including a 10 foot easement at the easterly side of subject lot.

$56,550.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

19790807000100800 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/07/1979 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, unless otherwise noted above, 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 President, Floyce Carter who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3 day of August 19 79

ATTEST: Sec'y

Secretary

Carter Homebuilders Co., Inc.

By Floyce Carter
Floyce Carter President

STATE OF Alabama
COUNTY OF Shelby } 79 AUG -7 AM 8:37

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Floyce Carter whose name as President of Carter Homebuilders Co., Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 3 day of August 19 79

Notary Public

Jackson Co.

My Commission Expires