

This instrument was prepared by

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(Name) J. Michael Campbell

(Address) Suite 1414, City Federal Building  
Birmingham, AL 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-seven Thousand Six Hundred Eighteen and 00/100 (\$47,618.00) ---DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
RUBEN DEE CUTCHER, JR., & wife, TYRA B. CUTCHER

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

DAVID CHARLES CARPENTER, & wife, BETTY ALLISON CARPENTER

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY

County, Alabama to-wit:

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of said 1/4-1/4 section; thence in a Southerly direction along the West line of said 1/4-1/4 section a distance of 383.44 feet to the point of beginning; thence 89 degrees 18 minutes 00 seconds left, in an Easterly direction a distance of 134.92 feet to a point on the Northwest right-of-way line of Shelby County Highway No. 17; thence 85 degrees 08 minutes 45 seconds left, in a North-easterly direction along said right-of-way line, a distance of 225.63 feet; thence 94 degrees 45 minutes 00 seconds left, in a Westerly direction, a distance of 155.66 feet; thence 90 degrees 16 minutes 25 seconds left; in a Southerly direction, a distance of 52.37 feet; thence 00 degrees 19 minutes 32 seconds left, in a Southerly direction, a distance of 172.74 feet to the point of beginning.

A portion of the above referenced consideration was paid by a first mortgage on the subject property, in the principle sum of \$43,118.00, executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 28 day of October, 19 83.

WITNESS:

Deed TAX 4.50  
Rec 1.50  
Ins 1.00  
7.00  
1983 NOV 15 AM 9:42  
123 Mtg 429-298  
J. Thomas W. Shivers, Jr.  
Notary Public

Ruben Dee Cutcher Jr. (Seal)  
RUBEN DEE CUTCHER, JR.  
Tyra B. Cutcher (Seal)  
TYRA B. CUTCHER (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, J. Michael Campbell, a Notary Public in and for said County, in said State, hereby certify that Ruben D. Cutcher, Jr. and wife, Tyra B. Cutcher 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 28 day of October, A. D., 19 83

For

J. Michael Campbell  
Notary Public.