

This instrument was prepared by

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**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of ELEVEN THOUSAND SIX HUNDRED FIFTY AND NO/100TH (\$11,650.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LANNY R. BLUNT AND WIFE, BETTY L. BLUNT  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
JERRY F. CARTER AND WIFE, CAROL A. 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 3, Block 3, according to the Survey of Green Valley as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc. as recorded in Mortgage Book 437, Page 568, and assigned to AmSouth Bank, N.A., Birmingham, Alabama, as Trustee under a certain Trust Indenture, dated as of August 1, 1983, with Alabama Housing Finance Authority, as recorded in Misc. Book 53, page 545, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$2,150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 202 Connie Street, Montevallo, AL 35115

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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 14th day of June, 19 85

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 JUN 17 PM 6 22

Deed tax - 9.50  
Rec 2.50  
Int 1.00  
13.00

Lanny R. Blunt  
Betty L. Blunt

Thomas G. Linn  
JUDGE OF PROBATE

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that LANNY R. BLUNT AND WIFE, BETTY L. BLUNT 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 on the day the same bears date, THEY HAVE executed the same voluntarily.

Given under my hand and official seal this 14TH day of JUNE, A. D. 19 85