

This instrument is prepared by

(Name) ROBERT O. DRIGGERS

(Address) 1736 Oxmoor Road, Birmingham, Al 35209

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-Seven Thousand Five Hundred and NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

RODERICK P. DONNELLY and wife, IDA W. DONNELLY
(herein referred to as grantors) do grant, bargain, sell and convey unto

ANDREW G. CARTER, JR. and WANDA E. CARTER

(herein referred to as GRANTEE(S) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 6, in Block 1, according to the Survey of Indian Crest Estates, Sector II, as recorded in Map Book 5, Page 42, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for 1986 and subsequent years. 1986 taxes are a lien but not due and payable until October 1, 1986.
2. Restrictive covenants and conditions recorded in Deed Book 256, Page 597, in the Probate Office of Shelby County, Alabama.
3. 75-foot building set back line from Indian Crest Trail as shown on recorded map of said subdivision.
4. 10-foot utility easements over the Northwest, Northeast and Southwest sides of said lot as shown on recorded map of said subdivision.
5. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.

TO HAVE AND TO HOLD Unto the said GRANTEE(S) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And (we) do for (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that (we) have a good right to sell and convey the same as aforesaid; that (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), 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 11th day of October, 1985.

WITNESS:

Deed Tax 157.50 (Seal)
Rec 2.50 (Seal)
Fed 1.00 (Seal)
161.00 (Seal)
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 OCT 16 AM 10:41
THOMAS A. SAWYER, JR.
JUDGE OF COURT (Seal)

Roderick P. Donnelly (Seal)
RODERICK P. DONNELLY
Ida W. Donnelly (Seal)
IDA W. DONNELLY (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RODERICK P. DONNELLY and wife, IDA W. DONNELLY 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 11th day of October

Robert Diggers Jr. (Seal)
Notary Public
My Commission Expires May 11, 1986