

SEND TAX NOTICE TO: \$500.00

(Name) Leslie H. & Latricia Carter

2189 South Shades Crest Road

(Address) Bessemer, Alabama 35023

This instrument was prepared by

1017

(Name) _____

(Address) _____

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP — ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) DOLLARS

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

L. H. Carter and wife, Martha Laverne Carter

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

Leslie H. Carter and Latricia Lynn Carter

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

Shelby

County, Alabama to-wit:

STATE OF ALABAMA

SHELBY COUNTY

So. Shades Crest Community

Real 192 Page 34, Shelby County Probate Records:

Commence at the NE corner of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$ of Sec 28, Tsp 20S, R4W, thence South 38 degrees 15 minutes West for 912 feet to the NE corner of Real 192 Page 34, then South 49 deg 30 min East for 871.2 feet to the Point of Beginning thence continue along the same line for 217.8 feet, then turn right 85 deg 50 min for 200 ft, thence turn right 94 deg 10 min for 217.8 feet, then turn right 85 deg 50 min for 200 feet to the Point of Beginning, Contains 1 Acre.

064 PAGE 692
BOOK

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 19th

day of March 19⁸⁶ STATE OF ALABAMA.

WITNESS: 1. Deed Tax \$.50 I CERTIFY THIS

2. Mtg. Tax —

INSTRUMENT AND FEE

3. Recording Fee .50 1986 MAR 19th PM 1:37

(Seal)

4. Indexing Fee .10

(Seal)

TOTAL 4.00

JUDGE W. L. BURGESS

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Judy L. Stephens

hereby certify that L. H. Carter and Martha Laverne Carter

whose name L. H. Carter signed to the foregoing conveyance, and who

on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Given under my hand and official seal this 11th day of

March A. D. 19 86

Judy L. Stephens

My Commission Expires July 7, 1987, Notary Public