

This instrument was prepared by

564

(Name)  Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: William T. Carlson, Jr.

name

3321 Shetland Trace

address

Birmingham, AL 35243

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY One Hundred Eleven Thousand Five Hundred and 00/100---- DOLLARS

That in consideration of \_\_\_\_\_ One Hundred Eleven Thousand Five Hundred and 00/100---- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Dallas G. Kelly, an unmarried man and Arleen K. Kelly, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto

William T. Carlson, Jr. and Debra W. Carlson

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

Lot 11, Block 9, according to the survey of Kerry Downs, as recorded in Map  
Book 5 pages 135 and 136 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, agreements, and rights  
of way of record.

\$105,900.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

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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 2nd  
day of February, 1987.

WITNESS:

Deed Tax 6.00 STATE OF ALA. SHELBY CO. (Seal)  
Rec 2.50 I CERTIFY THIS  
Jud 1.00 INSTRUMENT WAS FILED (Seal)  
9:50 1987 FEB -6 PM 1:52 (Seal)

STATE OF ALABAMA JUDGE OF PROBATE  
Jefferson COUNTY

*Dallas G. Kelly* (Seal)  
Dallas G. Kelly

*Arleen K. Kelly* (Seal)  
Arleen K. Kelly

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Dallas G. Kelly, an unmarried man and Arleen K. Kelly, an unmarried woman  
whose names 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 2nd day of

February

A. D. 19 87

*[Signature]* Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1989