

This instrument was prepared by

Send Tax Notice To: Wallie R. Carpenter  
name

(Name) LARRY L. HALCOMB

address

(Address) ATTORNEY AT LAW  
3512 OLD MONTGOMERY HIGHWAY  
HOMEWOOD, ALABAMA 35209

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty four thousand five hundred and no/100 (64,500.00) DOLLARS

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

James R. Isbell, a single man and Judy C. Isbell, a single woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Wallie R. Carpenter and Barbara P. 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:

Lot 3, in Block 1, according to the survey of Indian Springs Ranch, as recorded in Map Book 4 Page 29, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Less and Except any mineral and mining rights not owned by grantor.

Subject to taxes for 1988.

Subject to restrictions, building lines, and easements of record.

BOOK 155 PAGE 95

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 OCT 13 PM 2:07

*Thomas A. Shandling*  
JUDGE OF PROBATE

1. Deed Tax \$ 64.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 68.00

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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 9th day of October, 19 87

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*James R. Isbell*  
James R. Isbell (Seal)  
*Judy C. Isbell*  
Judy C. Isbell (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that James R. Isbell a single man and Judy C. Isbell, a single woman 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 9th day of October, A. D., 19 87

*Larry L. Halcomb*  
Larry L. Halcomb Notary Public