

Send Tax Notice To:

Daniel L. Carnes  
5201 Logan Drive  
Birmingham, AL 35242

52  
This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
2100 16th Avenue, South  
Birmingham, Alabama 35205

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

That in consideration of ONE HUNDRED TWO THOUSAND AND NO/100 DOLLARS (\$102,000.00) to the undersigned grantor, THE ISLANDER, INC., D/B/A ISLANDER BUILDERS, a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto DANIEL L. CARNES AND LAURA L. CARNES (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 13, Block 10, according to the Survey of Broken Bow South as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$81,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

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Conley, Maurice

IN WITNESS WHEREOF, the said GRANTOR, THE ISLANDER, INC., D/B/A ISLANDER BUILDERS, by its President, Don L. Ellison who is authorized to execute this conveyance, has hereto set its signature and seal, this 25th day of July, 1988.

ATTEST:

THE ISLANDER, INC. D/B/A  
ISLANDER BUILDERS

By: Don L. Ellison  
DON L. ELLISON, PRESIDENT

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Don L. Ellison, whose name as President of THE ISLANDER, INC., D/B/A ISLANDER BUILDERS a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 25th day of July, 1988.

Frank L. Byers  
Notary Public

My Commission Expires: 11/20/88

carnes.txt

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STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 AUG -1 AM 9:58

William H. Jones, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$20.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee \$5.00  
4. Indexing Fee 1.00  
TOTAL 26.50