

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Kenneth F. Carter
(Address) 3636 Stratford Way
Birmingham, Alabama 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THOUSAND AND NO/100 ----- (\$200,000.00) ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DOUG LACKEY, an unmarried man and DAVID CROCKETT, an unmarried man (herein referred to as grantors) do grant, bargain, sell and convey unto

KENNETH F. CARTER and wife, BETTY C. CARTER (herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, according to the Amended Map of Meadow Brook, Fifth Sector, Phase II, as recorded in Map Book 11 page 76 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Stratford Way as shown by plat. Public utility easements as shown by recorded plat, including a 15 foot easement on the Northwest and West sides, and an irregular buffer zone on the Northerly side. Restrictions, covenants and conditions as set out in instrument recorded in Real 156 page 537 and corrected in Real 156 page 934 and Real 159 page 292 in Probate Office. Easement to The Water Works and Sewer Board of the City of Pelham as shown by instrument recorded in Real 135 page 932 in Probate Office. Agreement with Alabama Power Company as to underground cables recorded in Real 160 page 660 and covenants pertaining thereto recorded in Real 160 page 673 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 166 page 376 in Probate Office. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 166 page 376 in Probate Office.

\$115,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the Grantors herein. The Grantors own other real property that does constitute their homestead.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 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 31st day of August, 19 88.

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Docd Tax \$ 85.00 (Seal)

Mfg. Tax (Seal)

Recording Fee 2.50 (Seal)

Indexing Fee 1.00 (Seal)

TOTAL 88.50 (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 31st day of August A.D., 19 88

1/25/90

My Commission Expires:

Notary Public

Doug Lackey (Seal)
David Crockett (Seal)

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