

SEND TAX NOTICE TO:

(Name) Lawrence Carter and Betty Jean Carter

(Address) P.O. Box 572
Alabaster, AL 35007

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama

Form 1-1-6 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

500.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE AND AFFECTION AND ONE AND NO/100 (\$1.00) DOLLARS

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

Lawrence Carter

(herein referred to as grantors) do grant, bargain, sell and convey unto himself, Lawrence Carter and wife,
Betty Jean Carter

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

Shelby

County, Alabama to-wit:

Situated in Sec. 1, Township 21, Range 3 West, Shelby County, Alabama:

A portion of Lot No. 11 in Block A in Nickerson Addition to Alabaster situated and being in Section 1; Township 21, Range 3 West.

Described as following: A portion of the North part of Lot 11, beginning at the Northeast corner of Lot 11 and Southeast corner of Lot 12 in Block A in Nickerson Addition of Alabaster, and beginning at the West side of Highway 31 right of way; and run West parallel with the South line of 12, 100 feet; thence South 50 feet; thence East 100 feet; thence North parallel with West line of highway 31 right of way 50 feet to the point of beginning. All mineral rights excluded.

Being the same property heretofore conveyed by John Swift and wife, Mattie Mae Swift to Lawrence Carter and wife, Ellar Sue Carter, by deed dated July 8, 1959, recorded in Probate Office of Shelby County, Alabama in Deed Book 202, page 523.

The grantor warrants that Ellar Sue Carter, the former wife of said Lawrence Carter, died approximately ten years ago.

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, I have hereunto set my hand(s) and seal(s), this 11th

day of August, 19 89

WITNESS:

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

89 AUG 11 PM 3:00

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned
Lawrence Carter

hereby certify that 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

11th

day of

August

A. D., 19 89.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Lawrence CARTER

(Lawrence Carter)

1. Deed Tax \$1.50

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 7.00

Notary Public in and for said County, in said State.