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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) PO Box 360187

Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Floyce Carter

(Address) Rt. 4 Box 759

Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty thousand and NO/100ths (\$50,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Billy D. Holt, a widower

(herein referred to as grantors) do grant, bargain, sell and convey unto

Floyce Carter and wife, Frances R. 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

~~A parcel of land lying in the Southwest 1/4 of the Southeast 1/4, Section 9, Township 21 South, Range 2 West, and more particularly described as follows: Commence at the Southwest corner of the said Southwest 1/4 of the Southeast 1/4, Section 9; thence run Northerly along the West boundary line of the said 1/4 1/4 a distance of 1131.1 feet to the middle of a paved road; thence turn 99 deg. 48 min. right and run Easterly 390.2 feet, more or less, to an iron marker in the middle of said paved road, being the NE corner of the J. V. Lamar and Sharon Blackmon property and the point of beginning; thence turn 103 deg. 29 min. to the right and run Southwesterly along Lamar/Blackmon property a distance of 325.0 feet to an iron marker at a fence corner; thence turn 104 deg. 15 min. left and run Easterly along Lamar/Blackmon property a distance of 325.0 feet to the middle of said paved road; thence turn left and run Northerly along said paved road 325 feet, more or less, thence turn left and run Westerly along same said paved road for 325 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.~~

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

And as further consideration the herein grantees expressly assume and promise to pay that certain mortgage to Jackson Company dated May 23, 1977 in amount of \$42,000.00 and recorded in Mortgage Book 365 page 497; which mortgage was assigned to Aetna Life Insurance Company in Real 9 page 59, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Billy D. Holt is the surviving Grantee of that certain deed recorded in Book 349, page 917 in the Probate Office of Shelby County, Alabama, the other grantee, Alice C. Holt, having died on the 13th day of May, 19 89.

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, I have hereunto set my hand(s) and seal(s), this 29th day of December, 19 89.

WITNESS

1. Dead Tax -----	\$ <u>20.00</u>
2. ... Tax -----	\$
3. ... Fee -----	\$ <u>2.50</u>
4. ... Fee -----	\$ <u>3.00</u>
5. ... Fee -----	\$
6. ... Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>26.50</u>

Billy D. Holt (Seal)
BILLY D. HOLT, ALA. SHELBY CO.
INSTRUMENT WAS FILED
1989 JAN -4 PM 3:40 (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 Billy D. Holt, a widower whose name 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 29th day of December, A.D., 19 89