

SEND TAX NOTICE TO:

(Name) Ray A. Carter & Terri J. Carter  
Rt. 2, Box 161  
(Address) Columbiana, Alabama 35051

This instrument was prepared by

489

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE DOLLARS  
CONSIDERATIONS

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

Lucy Kelton, a single woman

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

✓ Ray A. Carter and wife, Terri J. 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:

Beginning on the West line of the Southwest Quarter of the Northwest Quarter of Section 27, Township 19, Range 2 East, where the same is intersected by the Southeasterly right of way line of Alabama Highway No. 25 and run along said forty line South 4° 30' East a distance of 483 feet to the Northwest corner of a one acre parcel of land belonging to E.B. Reynolds for the point of beginning of the lot herein conveyed; thence run along the North line of said Reynolds' lot North 85° 30' East a distance of 100 feet; run thence North 4° 30' West a distance of 50 feet; run thence South 85° 30' West a distance of 100 feet to the West line of said Southwest Quarter of Northwest Quarter; run thence along same South 4° 30' East a distance of 50 feet to the point of beginning, being situated in the Southwest Quarter of the Northwest Quarter of Section 27, Township 19, Range 2 East, Shelby County, Alabama.

DESCRIPTION AND DRAFTING INSTRUCTIONS SUPPLIED BY GRANTOR WITHOUT VERIFICATION OF TITLE.

Deed TAX. 50  
Rec 2.50  
Ind 3.00  
Ent 1.00  
7.00

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

4th

day of February, 19 89

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

INSTRUMENT WAS FILED

30 JAN -8 PH 2:10

JUDGE OF PROBATE

Lucy Kelton

Her mark

Witnessed her

on 2/4/89.

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Lucy Kelton, a single woman

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 4th day of February, A.D., 19 89

P.O. Box 439

G. Gage McQuinn