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## JEFFERSON TITLE CORPORATION

Send Tax Notice To:  
 Jimmy Craig Carter  
 5125 So. Broken Bow Drive  
 Birmingham, AL. 35242

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) James A. Holliman, Attorney  
3821 Lorna Road, Suite 110  
 (Address) Birmingham, AL. 35244

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS  
 (\$114,900.00)

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

WILLIAM G. MAURER and wife, JUNE A. MAURER

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

JIMMY CRAIG CARTER and wife, ZILLAH T. 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:

Lot 103, according to the Survey of Broken Bow Subdivision, Fourth Addition, as recorded in Map Book 8, Page 163, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years.  
 (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights.

\$100,000.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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

90 JUN -4 AM 11:18

JUDGE OF PROBATE

1. Deed Tax	\$ 15.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. N. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 21.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 31stday of May, 19 90.

WITNESS:

(Seal)

William G. Maurer  
 WILLIAM G. MAURER

(Seal)

(Seal)

June A. Maurer  
 JUNE A. MAURER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that WILLIAM G. MAURER and wife, JUNE A. MAURER whose name s 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 May, A.D., 19 90

My Commission Expires: 3-10-92

Robert A. Moore