

SEND TAX NOTICE TO:

(Name) LARRY D. CARPENTER, GAY N.  
CARPENTER AND HILDRED NICHOLS  
(Address) P.O. Box 1383  
Columbiana Ala 35051

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 NINE THOUSAND AND NO/100 (\$9,000.00) ----- DOLLARS  
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$36,000.00  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

B. F. Hatchett, a single man

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

Larry D. Carpenter and wife, Gay N. Carpenter and Hildred Nichols

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

Shelby County, Alabama to-wit:

A parcel of land in the Northwest Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama described as follows:

Commence at the Northwest corner of said Section 25, thence run South along the West section line 1573.22 feet, thence turn left 103 degrees 26 minutes 48 seconds a distance of 576.78 feet, thence turn left 15 degrees 09 minutes 33 seconds a distance of 834.70 feet to a point on the North right-of-way of Alabama Highway 25 and the southeast corner of Columbiana Elementary School, thence turn left 05 degrees 16 minutes 00 seconds a distance of 63.21 feet, thence turn left 02 degrees 12 minutes 00 seconds a distance of 103.53 feet to a right-of-way monument, thence turn left 02 degrees 44 minutes 00 seconds a distance of 27.85 feet along said right-of-way to the point of beginning, thence turn left 85 degrees 29 minutes 40 seconds and run North 43 degrees 35 minutes 03 seconds West a distance of 131.75 feet to an iron, thence run North 41 degrees 59 minutes 09 seconds West a distance of 79.88 feet to an iron, thence run North 41 degrees 54 minutes 12 seconds West a distance of 117.90 feet to an iron, thence run North 50 degrees 53 minutes 57 seconds East a distance of 146.58 feet to an iron on the West right-of-way of Goodwin Street, thence run South 44 degrees 34 minutes 21 seconds East a distance of 305.80 feet along said Goodwin Street to an iron on the North right-of-way of East College Street (Old Highway #25), thence run South 41 degrees 57 minutes 45 seconds West a distance of 157.56 feet along said College Street to the point of beginning. According to the survey of Amos Cory, P.L.S. #10550.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Taxes for 1990 and subsequent years. 1990 taxes are a lien but not due and payable until October 1, 1990.
2. Easement to South Central Bell Telephone Company recorded in Deed Book 289, Page 382 in Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County recorded in Deed Book 88, Page 85, in the Probate Office of Shelby County, Alabama.

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

day of August, 19 90

WITNESS:

Julitha Coker

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

(Seal)

90 AUG 16 PM 1:52

F. Hatchett

(Seal)

(Seal) JUDGE OF PROBATE

STATE OF ALABAMA

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that B. F. Hatchett, a single man 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 15<sup>th</sup> day of August, A.D., 19 90



Dean J. Wooten



Public