

This instrument was prepared by

Send Tax Notice To: William Mark Carroll and Deanna Pierce Carroll

(Name) ✓ William H. Halbrooks, Attorney  
704 Independence Plaza  
(Address) Birmingham, AL 35209

4 Dogwood Circle  
address  
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Six Thousand Five Hundred and 00/100 DOLLARS

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

Robert A. Decker and wife, Gayle Decker  
(herein referred to as grantors) do grant, bargain, sell and convey unto William Mark Carroll and Deanna Pierce Carroll

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description.

Subject to current taxes, easements and restrictions of record.

\$75,929.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 21st day of August, 19 90

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Robert A. Decker (Seal)  
Robert A. Decker  
\_\_\_\_\_  
(Seal)  
Gayle B. Decker (Seal)  
Gayle Decker

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert A. Decker and wife, Gayle Decker 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 21st day of August, A. D., 19 90

Wm H Halbrook  
Notary Public.

# EXHIBIT A - LEGAL DESCRIPTION

Commence at the Southwest corner of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, thence run in a Northerly direction along West line of said Section 18, for a distance of 1260.24 feet to point of beginning; from point of beginning thus obtained, continue along the last described course for a distance of 340.19 feet; thence turn an angle to the right of 137 degrees, 31 minutes and in a Southeasterly direction for a distance of 337.70 feet; thence turn an angle to the right of 56 degrees, 57 minutes, 37 1/2 seconds; (said angle being measured from last described course to the chord of the preceding course, said course being situated on a curve having a central angle of 62 degrees, 4 minutes, 45 seconds and a radius of 35.0 feet) thence along arc of said curve for a distance of 37.92 feet, thence turn an angle to the right of 56 degrees, 57 minutes, 37 1/2 seconds (said angle being measured from the chord of last described course to the preceding course and run in a Southwesterly direction for a distance of 224.85 feet to the point of beginning. Situated in Shelby County, Alabama.

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

90 SEP 10 AM 10:40

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Book Fee	\$ 1.00
2. Index Fee	\$ 5.00
3. Filing Fee	\$ 3.00
4. Notary Fee	\$ 1.00
5. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 10.00</b>