

SEND TAX NOTICE TO:

(Name) Arthur M. Ellis  
(Address) 956 Hwy 17, Maylene, AL  
35114

This instrument was prepared by

(Name) J. Michael Joiner  
(Address) PO Box 1012, Alabaster, AL 35007

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 Twenty-Eight 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,

Michael H. Carter and wife, Bobbie Sue Carter  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Arthur M. Ellis and wife, Bobbie J. Ellis  
(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 part of Lot 5, of Country Estates, as recorded in Map Book 8 page 16 in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of Lot 5 of Country Estates; thence run West along the South line of said Lot 5 a distance of 433.59 feet; thence turn right 90 deg. 51 min. 38 sec. and run Northerly a distance of 200.03 feet to the North line of said Lot 5; thence turn right 89 deg. 08 min. 22 sec. and run East along the North line of said Lot 5 a distance of 53.48 feet; thence turn left 90 deg. 00 min. and run North a distance of 100.0 feet; thence turn right 90 deg. 00 min. and run East along the North line of said Lot 5 a distance of 416.79 feet to the Westerly right of way line of Shelby County Highway No. 17, said right of way line being in a curve to the right running Southerly, having a radius of 1267.77 feet and interior angle of 3 deg. 09 min. 32 sec.; thence from the last described course turn right 94 deg. 44 min. 28 sec. to the tangent of said curve and run Southerly along said right of way an arc distance of 69.90 feet; thence continue Southerly along said West right of way line a distance of 232.75 feet to the point of beginning; being situated in Shelby County, Alabama.

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

All of the above referenced purchase price has been paid by mortgage loans 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 5th day of November 19 91.

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
91 NOV 15 AM 8:59  
JUDGE OF PROBATE

Michael H. Carter (Seal)  
Michael H. Carter  
Bobbie Sue Carter (Seal)  
Bobbie Sue Carter

STATE OF ALABAMA }  
Shelby COUNTY }

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Michael H. Carter and Bobbie Sue Carter whose name 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 5th day of November A. D., 19 91

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1. Deed Tax	\$ <u>Notax</u>
2. Mtg. Tax	\$ <u>(Seal)</u>
3. Recording Fee	\$ <u>2.50</u>
4. Indexing Fee	\$ <u>3.00</u>
5. No Tax Fee	\$ <u>1.00</u>
6. Certified Fee	\$ <u>1.00</u>
<b>Total</b>	\$ <u>7.50</u>