

This instrument was prepared by

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ATTORNEY AT LAW

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Montevallo, AL 35115-0091 205/665-5076

18
Send Tax Notice to: Jerry W. Carter
(Name)

(Address) 428 Crestview Drive
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Seven Thousand, Five Hundred and 00/100, (\$77,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Miley S. Baker and wife, Frances Baker (a/k/a Francis Baker) (herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry W. Carter and wife, Teresa Carter

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel I

Lot 18, in Block 5, according to "Arden Subdivision" of Town of Montevallo, Alabama, as recorded in Map Book 3 page 64 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II

One-half of Lot 19, adjoining Lot 18, in Block 5, according to "Arden Subdivision" of the Town of Montevallo, Alabama, as recorded in Map Book 3 page 64 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

PURCHASE MONEY FIRST MORTGAGE FROM GRANTEES TO GRANTORS HEREIN, EXECUTED ON EVEN DATE HERewith, IN THE SUM OF \$62,000.00.

Property Taxes for 1992 and subsequent years.

Mineral and mining rights are not insured.

Building setback line of 30 feet reserved from Crestview Drive as shown by plat.

Public utility easements as shown by recorded plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 139 page 269 and Map Book 3 page 64 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 198 page 496 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company and Southern Bell Telephone & Telegraph Co. by instrument(s) recorded in Deed Book 165 page 480 in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 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 28th day of January, 19 92.

WITNESS

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

92 FEB -3 AM 8:52

(Seal)

(Seal)

(Seal)

Miley S. Baker

Frances Baker

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Miley S. Baker and wife, Frances Baker 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 28th day of January A.D., 19 92

8/93

M A Spears
Notary Public