

This instrument was prepared by
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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.

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