

1415  
Send Tax Notice To:

Scott R. Smith  
5125 South Broken Bow Drive  
Birmingham, Alabama 35242  
PID# 10-1-12-0-006-052

**WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS, That for and in consideration  
of**

**One Hundred Ten Thousand Five Hundred and 00/100'S \*\*\* (\$110,500.00)  
to the undersigned Grantor(s) , in hand paid by the Grantee(s)  
herein, the receipt whereof is acknowledged, I or we,**

**Jimmy Craig Carter and Zillah T. Carter, husband and wife  
(hereinafter referred to as Grantor, (whether one or more),  
does/do hereby grant, bargain, sell and convey unto**

**Scott R. Smith and Monica B. Smith  
(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, together with every contingent remainder  
and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:**

**Lot 103, according to the Survey of Broken Bow Subdivision, 4th  
Addition, as recorded in Map Book 8, Page 163, in the Probate  
Office of Shelby County, Alabama.**

**\$99450 of the above recited consideration was paid from  
the proceeds of a Mortgage Loan of even date executed  
simultaneously herewith.**

**Subject to Ad Valorem Taxes for the year 1992 and  
subsequent years not yet due and payable.**

**Subject to covenants and restrictions, building and  
set back lines, easements and rights of way of record.**

**Subject to Mineral and Mining Rights of record and all  
rights and privileges incident thereto.**

**TOGETHER WITH all and singular, the rights and privileges,  
hereditaments, and appurtenances thereto belonging or in anywise  
appertaining.**

**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  
of such survivor 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 in and to the property  
described hereinabove shall pass to the surviving GRANTEE, and  
if one does not survive not survive the other, then the heirs  
and assigns of the GRANTEES herein shall take as tenants in  
common.**


BOOK 395 PAGE 387

Norton & Beale

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 21st day of February, 1992.

  
Jimmy Craig Carter

  
Zillah T. Carter

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy Craig Carter and Zillah T. Carter, husband and wife whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of February, 1992.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/24/95

(AFFIX SEAL)

C-92105

This instrument prepared by:

Thomas E. Norton, Jr., Attorney at Law  
NORTON & BEALS, P.C.  
Second Floor East  
Mountain Brook Center  
2700 Highway 280 South  
Birmingham, AL 35223

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

92 MAR 18 PM 12:24

JUDGE OF PROBATE

1. Deed Tax	\$ 11.50
2. Mig. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 20.50
Total	\$ 42.50