

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Mr. Wesley Brandon
(Address) 5312 Riverbend Trail
Hoover, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$139,430.00)

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND FOUR HUNDRED THIRTY & NO/100th DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kenneth Carter & Kerry S. Carter d/b/a Carter Construction Co.
(herein referred to as grantors) do grant, bargain, sell and convey unto

Wesley Brandon and wife, Lee Ann Brandon
(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:

Lot 52, according to the Survey of Sandpiper Trail Subdivision, Sector 11, as recorded in Map Book 12 Pages 44, 45, 46, and 47, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$111,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF KENNETH CARTER AND KERRY S. CARTER AS DEFINED BY THE CODE OF ALABAMA.

04/22/1992-5470
01:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 35.00

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.

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 15th day of April, 19 92.

WITNESS

Kenneth Carter & Kerry S. Carter d/b/a
Carter Construction Co.

(Seal)

(Seal)

(Seal)

[Signature] (Seal)
[Signature] (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter & Kerry S. Carter d/b/a Carter Construction Co. 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 15th day of April A.D., 19 92

2.25.95

My Commission Expires:

[Signature]
Notary Public