

Send Tax Notice To:

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Otto Carter, III
3606 Stratford Lane
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Sixty Seven Thousand Five Hundred and 00/100*****
*****Dollars (\$167,500.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, McKindley G. Freeman, and wife, Sue C. Freeman, (herein referred to as Grantor) do grant, bargain, sell and convey unto Otto Carter, III and wife, Anne Taylor Carter (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 87, according to the Survey of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

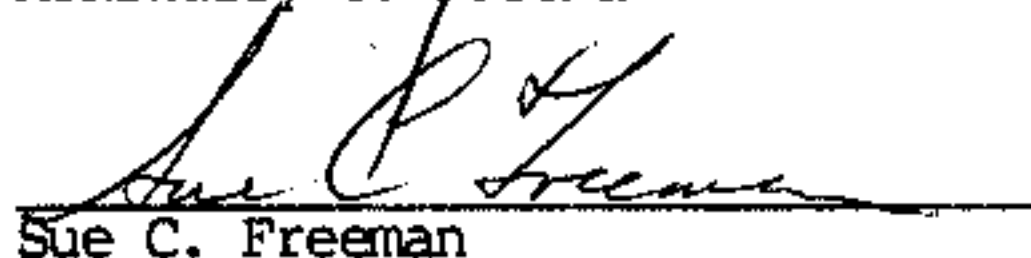
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and Ad Valorem taxes for 1992, which said taxes are not due and payable until October 1, 1992. \$134,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 20 day of FEBRUARY, 1991.


McKindley G. Freeman


Sue C. Freeman

Return To:
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

Inst # 1992-16372

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that McKindley G. Freeman, and wife, Sue C. Freeman, whose names 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 date the same bears date.

Given under my hand and official seal, this the 5 day of FEBRUARY 1991.


Notary Public

MY COMMISSION EXPIRES DECEMBER 11, 1994

My Commission Expires:

zfreeman.txt

Inst # 1992-16372

08/07/1992-16372
12:11 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 42.50