

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Courtney Mason & Associates, PC  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Michael F. Donze  
(Address) 2220 Hearthwood Circle  
Birmingham, Alabama 35242

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

**STATE OF ALABAMA**

SHELBY

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED SEVENTY EIGHT THOUSAND EIGHT HUNDRED EIGHTY SEVEN <sup>AND NO/100ths</sup> DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kenneth Carter and Kerry Carter dba Carter Construction

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael F. Donze and wife, Martha D. Donze

(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 9, according to the survey of Hearthwood, as recorded in Map Book 16, page 27 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.

\$143,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY FOR KENNETH CARTER NOR KERRY CARTER AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1992-23808

10/19/1992-23808  
09:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 42.50

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 9th day of October, 19 92.

WITNESS

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Kenneth Carter and Kerry Carter dba  
Carter Construction (Seal)

BY: [Signature] (Seal)

Kenneth Carter (Seal)

Kerry Carter (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 and Kerry Carter dba Carter Construction whose name 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 9th day of October A.D., 19 92

My Commission Expires: 3-5-95

Notary Public