

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

William E. Swatek  
Attorney at Law  
P. O. Box 1801  
Alabaster, AL 35007  
PHONE: 205/663-0905

Clell Adams  
~~1044 9th Avenue, S.W.~~ 1244 Bennett Dr.  
Alabaster, AL 35007  
PHONE: 205/620-4047

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$15,000.00 to the undersigned Grantor (Whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Kenneth Carter, President of Carter Homes & Dev., Inc., (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Clell A. Adams and Tammy R. Adams (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Map of Harvest Ridge, First Sector, as recorded in Map Book 12, Page 48, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

**SUBJECT TO THE FOLLOWING:**

1. Restrictions, reservations, and conditions as contained in deed recorded in Deed Book 318, Page 01, and Deed Book 318, Page 531, in the Probate Office of Shelby County, Alabama.
2. Restrictive Covenants for subdivision recorded in the Probate Office of Shelby County, Alabama in Real Record 189, Page 171.
3. 75-foot building set back line from Chestnut Drive as shown on map said subdivision.
4. 10-foot utility easement over the North side of said lot as shown on recorded map of said subdivision.
5. Permit to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Book 224, Page 553, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10<sup>th</sup> day of November, 1992.

CARTER HOMES & DEV., INC.

By: [Signature] (Seal)  
Kenneth Carter, President

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Carter Homes & Dev., Inc., by Kenneth Carter, President, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of November, 1992.

[Signature]  
Notary Public

My Commission Expires: 10-29-96

DOE MCD  
SHELBY COUNTY JUDGE OF PROBATE  
24.00  
03/13/1993-13764  
11:58 AM CERTIFIED

Inst # 1993-13764