

SEND TAX NOTICE TO:

(Name) Jimmy Craig Carter & Zillah T. Carter

(Address) 5200 Meadow Gardens Lane
Birmingham, AL 35242

This instrument was prepared by

(Name) Robert R. Sexton, Esq.

900 Park Place Tower, 2001 Park Place North

(Address) Birmingham, AL 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Nine Thousand Two Hundred & 00/100 -----

(\$129,200.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ROBERT W. KRAMER and wife, MARIE B. KRAMER

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

JIMMY CRAIG CARTER and ZILLAH T. CARTER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 1, Block 2, according to the Map and Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, Page 19 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 1993 and subsequent years.
2. Restrictions appearing of record in Misc. Book 36, Page 881, and as shown on the recorded map.
3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 139, Page 128; Deed Book 134, Page 514; Deed Book 173, Page 192; Deed Book 316, Page 465; Deed Book 139, Page 140; Deed Book 139, Page 548; and Deed Book 200, Page 69.
4. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument recorded in Deed Book 326, Page 126; and Misc. Book 37, Page 22.
5. Terms, agreements and right of way to Alabama Power Company as recorded in Misc. Book 37, Page 21.
6. Easement granted to Alabama Gas Corporation in Book 323, Page 667 and Book 323, Page 671.
7. Easements and building lines as shown on recorded map.

\$116,250.00 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 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 said 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

day of 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Robert W. Kramer
ROBERT W. KRAMER (Seal)

Marie B. Kramer
MARIE B. KRAMER (Seal)

(Seal)

STATE OF ~~ALABAMA~~ Georgia
Gwinnett COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that ROBERT W. KRAMER and wife, MARIE B. KRAMER

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 day the same bears date.

Given under my hand and official seal this 1st day of June, A. D., 19 93
Notary Public, Gwinnett County, Georgia
My Commission Expires April 14, 1997

[Signature]
Notary Public.

06/28/1993-18778
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KJS

1993-18778