

This instrument was prepared by

(Address) 108 Carter Lane, Alabaster, Alabama
35007

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35244

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-nine thousand Nine hundred (139900.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kerry Carter and Rayburn Carter d/b/a Carter Construction

(herein referred to as grantors) do grant, bargain, sell and convey unto
Michael D. Anderson and Julie A. Rickles

(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 20, Sector 5 according to the map of Apache Ridge Subdivision, as recorded in Map Book 17, Page 62 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$132900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1994-06245

02/25/1994-06245
10:59 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50

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 18th day of February, 19 94.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kerry Carter and Rayburn Carter d/b/a 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 18th day of February, A. D., 19 94

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public.

Inst # 1994-06245