

This Form Provided By  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Kerry Carter and Rayburn Carter d/b/a  
Carter Construction

(Address) 108 Carter Lane, Alabaster, Alabama  
35007

This instrument was prepared by

(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-eight thousand nine hundred (\$138900.00)-----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

John Marvin Beard and Cynthia R. Beard

(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 31, according to the survey of Apache Ridge, Fifth Sector, 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.

\$131955.00 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.

03/03/1994-06954  
12:14 PM 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 28th

day of February, 19 94

WITNESS:

Kerry Carter and Rayburn Carter d/b/a  
Carter Construction

By: Kerry Carter (Seal)  
Kerry Carter

Rayburn Carter (Seal)  
Rayburn Carter

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 28th day of February, A. D., 19 94

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

Notary Public.

Inst # 1994-06954