

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-Three Thousand and NO/100 (\$33,000.00) Dollars and other good and valuable consideration to the undersigned, **Linda J. Carter**, a single woman, herein referred to as Grantor, in hand paid by **James E. Lewis, Sr.** and wife, **Hattie S. Lewis**, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 3 and 4 according to the L. N. Wyatt Subdivision No. 1 being a part of the one-half of the Northwest one-fourth of Section 34 and part of the East one-half of the Northeast one-fourth of Section 33, Township 19, Range 2 East, a map of which is recorded in Map Book 3 at Page 129 in the Probate Office of Shelby County, Alabama. Said land is more particularly described as follows: Commence at the Southeast corner of the Southeast one-fourth of Northwest one-fourth of Section 34, Township 19, Range 2 East and West along said section line 226 feet, more or less, to the East line of the Florida Short Route, sometimes known as Alabama Highway No. 91, and run Northwesterly along said Highway 2621 feet; thence run in a Northwesterly direction along said highway 260 feet to a point which point is the South most corner of said L. N. Wyatt Subdivision; thence continue in a Northwesterly direction along said highway 200 feet to the point of beginning of the lots herein conveyed; thence run in a Northeasterly direction and perpendicular to said highway 200 feet; thence run North 49 degrees 30 minutes West 200 feet to an iron pipe; thence run in a Southwesterly direction and perpendicular to said Highway 200 feet to the East line of said Highway; thence run in a South-easterly direction 200 feet to the point of beginning. Title is subject to the restrictions in those instruments recorded in Deed Book 136 at Page 549, Deed Book 161 at Page 566, Deed Book 168 at Page 126, and in Deed Book 235 at Page 9, if the same be valid.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and for her heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

03/18/1994-08975
02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 12.00

Inst # 1994-08975

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal
this the 10th day of March, 1994.

Linda J. Carter
LINDA J. CARTER

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Linda J. Carter, a single woman, 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 this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of March, 1994.

Jean C. Harper
NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES NOVEMBER 12, 1997

This document prepared by:

A. Bruce Graham, Attorney-at-Law
803 3rd. St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:

James E. and Hattie S. Lewis

Inst # 1994-08975

03/18/1994-08975
02:24 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 KJS 12.00