

SEND TAX NOTICE TO:

(Name) Franklin E. Woodham
109 Winsor Circle
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Courtney Mason & Associates PC
PO BOX 360187
(Address) Birmingham, Alabama 35236

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 Two Hundred Fifty Seven Thousand Twelve and no/100ths --\$257,012.00 DOLLARS

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

Kerry and Rayburn Carter dba Carter Construction
(herein referred to as grantors) do grant, bargain, sell and convey unto

Franklin E. Woodham and wife, Guenda B. Woodham

(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 3, according to the survey of Weatherly, Windsor-Sector 9, as recorded in Map Book 17 page 125 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$231,310.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

Inst # 1994-14299

05/03/1994-14299
08:35 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 34.50

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 27th day of April, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

Kerry and Rayburn Carter dba Carter Construction

Kerry Carter (Seal)
Rayburn Carter (Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Kerry and Rayburn Carter dba Carter Construction whose name s 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 27th day of April, A. D., 1994

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

Notary Public.

Inst # 1994-14299