

SEND TAX NOTICE TO:

(Name) Kerry S. & Kim W. Carter  
108 Carter Lane  
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Courtney Mason & Associates PC  
PO BOX 360187  
(Address) Birmingham, AL 35236-0187

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 Five Hundred and no/100ths-----\$500.00 DOLLARS

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

Rayburn Carter and wife, Lucinda Carter

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

Kerry S. Carter and wife, Kim W. 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:

A tract of land situated in the NW 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 14; thence go in an Easterly direction along a fence and the South line of said 1/4-1/4 section a distance of 572.40 feet to a point, said point being the point of beginning of the parcel herein described; thence continue Easterly along the same course and along the said fence and 1/4 line a distance of 57.02 feet to a found 2 inch (O.T.) pipe; thence turn left 106 degrees 58 minutes 59 seconds and go in a northerly direction a distance of 166.50 feet to a set 1/2 inch rebar; thence turn left 76 degrees 05 minutes 23 seconds and go in a westerly direction a distance of 20.00 feet; thence turn left 91 degrees 07 minutes 00 seconds and go in a Southerly direction a distance of 158.60 feet to the point of beginning; being situated in Shelby County, Alabama.

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

Inst # 1994-18827

06/13/1994-18827  
09:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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 8th

day of June, 1994.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Rayburn Carter (Seal)  
Rayburn Carter  
Lucinda J Carter (Seal)  
Lucinda Carter (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rayburn Carter and wife, Lucinda Carter 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 8th day of June A. D., 19 94

My Commission Expires: 3/5/95

Notary Public.

1994-18827