

SEND TAX NOTICE TO:

(Name) Wilbur L. Carter and Brenda C. Carter  
116 Moss Hill Lane  
 (Address) Calera, AL 35040

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED TWENTY-SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$127,900.00)

to the undersigned grantor, BILL'S CONTRACTING SERVICE, INC. a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
 does by these presents, grant, bargain, sell and convey unto

Wilbur L. Carter and wife, Brenda C. 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:

Lot 65, according to the survey of Southern Hills Sector 6, Phase One, as recorded  
 in Map Book 17 page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1994 and subsequent years not yet due and payable.
2. Building setback line of 30 feet reserved from Moss Hill Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded in Map Book 17 page 93 and as Instrument #1993-29539 in Probate Office.
4. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed 220 page 40 and Deed 217 page 100 in Probate Office.
5. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 17 page 93 in Probate Office; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.

\$119,900.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

08/26/1994-26454  
 08:20 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCD 17.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William D. Murray  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of August 19 94

ATTEST:

BILL'S CONTRACTING SERVICE, INC.

By William D. Murray President  
 William D. Murray

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned authority  
 State, hereby certify that William D. Murray  
 whose name as President of

Bill's Contracting Service, Inc.  
 a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 25th

day of August

19 94

Peggy J. Letson  
 Notary Public

Inst # 1994-26454