

R94-1562

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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SEND TAX NOTICE TO:

KERRY S. CARTER
108 WINDSOR CIRCLE
PELHAM, AL 35124

Inst # 1994-30411

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KERRY CARTER, AND WIFE KIM W. CARTER AND RAYBURN CARTER, A MARRIED MAN D/B/A CARTER CONSTRUCTION (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KERRY S. CARTER and KIM W. CARTER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, 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.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. 100 foot building set back line across the East side of lot with a 30-foot utility easement inside set back line as shown on recorded map of subdivision.
3. Restrictive covenants as recorded in Instrument No. 1993-37547 in the Probate Office.
4. Easement to Alabama Power Company as to underground cables, recorded in Instrument No. 1994-1187 in the Probate Office.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR RAYBURN CARTER, NOR HIS SPOUSE.


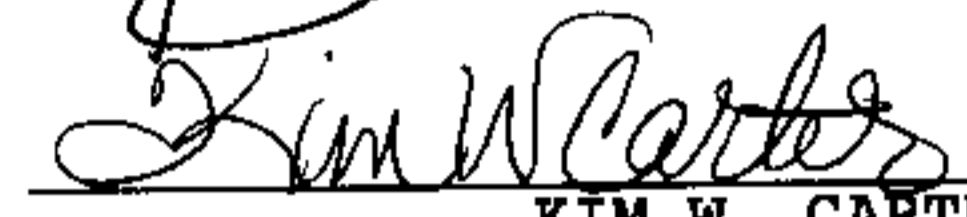

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, his, her, or their heirs and assigns, that I am (we are) lawfully seized

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10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KERRY CARTER AND RAYBURN CARTER, D/B/A CARTER CONSTRUCTION, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of September, 1994.


KERRY CARTER

KIM W. CARTER

RAYBURN CARTER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KERRY CARTER AND WIFE KIM W. CARTER AND RAYBURN CARTER, D/B/A CARTER CONSTRUCTION, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of September, 1994.


Notary Public

My commission expires: 5-20-96

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