



LESLIE H CARTER
5189 So. Shades Crest Rd
Bessemer, Al. 35023

JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) STONE, PATTON, KIERCE & FREEMAN
118 North 18th Street
(Address) Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100-----(\$180,000.00)----- DOLLARS

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

ELSIE DeRAMUS, a single woman

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

LESLIE H. CARTER and FOREST L. 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:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY SET OUT HEREIN.

SUBJECT to 1995 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1995;

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto; and

LESS AND EXCEPT any part of subject property lying within any road right-of-way.

The undersigned Elsie DeRamus is the surviving grantee of deed recorded in Vol. 219, Page 753, in the Probate Office of Shelby County, Alabama; the other grantee L. Hayden DeRamus, having died on or about October 1, 1972.

The above recited consideration was furnished to grantees through a loan from First Federal Savings Bank secured by mortgage of said real estate executed simultaneously with the delivery of this deed.

Inst # 1995-04839

02/24/1995-04839
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (ours) 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, I have hereunto set my hand(s) and seal(s), this 1st

day of February, 19 95

WITNESS:

(Seal)

Elsie DeRamus
Elsie DeRamus

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that Elsie DeRamus

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, A.D., 19 95

MY COMMISSION EXPIRES: 1/3/96

Brenda R. Vitts

Notary Public

66840-5661 # 1501

STONE, PATTON, KIERCE & FREEMAN
IN ST. OFFICE BOX 237
BESSEMER, ALABAMA 35021

EXHIBIT "A"

Beginning at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama and run thence Southerly along the West line of said quarter-quarter section a distance of 1,005.00 feet to a point; thence turn 55 degrees 58 minutes 17 seconds left and run Southeasterly 420.35 feet to a point on the Northwesterly margin of Shelby County Road No. 2; thence turn 84 degrees 38 minutes 17 seconds left and run Northeasterly along said margin of said road 418.73 feet to the P.C. of a curve to the left; thence turn 4 degrees 15 minutes 12 seconds left and run Northeasterly along the chord of said curve a chord distance of 469.71 feet to the P.T. of said curve; thence turn 12 degrees 26 minutes 05 seconds left and run along said margin a distance of 200.73 feet to the P.C. of a curve to the right; thence turn 11 degrees 41 minutes 39 seconds right and run Northeasterly along the chord of said curve a chord distance of 226.90 feet to the P.T. of said curve; thence turn 21 degrees 41 minutes 39 seconds right and run Northeasterly along said margin of said road 159.42 feet to a point on the North line of the NW 1/4 of the SE 1/4 of said Section 28; thence turn 143 degrees 13 minutes 13 seconds left and run Westerly along said quarter-quarter line a distance of 1,230.00 feet to the point of beginning.

Minerals and mining rights excepted.

Description of property in deed from Elsie DeRamus, a Single Woman, to Leslie H. Carter and Forest L. Carter, dated February 1, 1995.

Inst # 1995-04839

02/24/1995-04839
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00