

This instrument was prepared by

Send Tax Notice To: James R. Goodwin

(Name) B. Christopher Battles
205 - 20th Street, North
(Address) Birmingham, AL 35203

name
245 Forest Parkway
address
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND AND NO/100 --- (\$154,000.00) --- DOLLARS

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

Kenneth Carter and wife, Jeri Elizabeth Carter

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

James R. Goodwin and wife, Barbara S. Goodwin

(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 4, according to the Survey of Park Forest Subdivision,

6th Sector, as recorded in Map Book 17, Page 92, in the

Probate Office of Shelby County, Alabama.

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

\$120,800.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

03/22/1995-07433
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 42.00

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 10th day of March, 1995

WITNESS:

(Seal)

(Seal)

(Seal)

Kenneth Carter (Seal)
Jeri Elizabeth Carter (Seal)
Jeri Elizabeth Carter (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter and wife, Jeri Elizabeth 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 10th day of March, A. D., 1995

Notary Public