

This instrument was prepared by

(Name) Mary Lynn Campisi

(Address) 3017 Pump House Road  
Birmingham, Alabama 35243

Send Tax Notice To: Barton F. Carr  
name

3128 Harwick Drive  
address

Birmingham, Alabama 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY SIX THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$156,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
J. Miller Epps and wife, Ann G. Epps

(herein referred to as grantors) do grant, bargain, sell and convey unto Barton F. Carr and wife, Lisa T. Carr

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

\$140,850.00 of the consideration stated hereinabove was paid from the proceeds  
of a mortgage loan of even date and closing simultaneously herewith.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a  
lien but not due and payable until October 1, 1995.

Subject to restrictions, building lines, easements, agreements and right of  
ways as same are filed of record.

04/13/1995-09539  
08:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCD 27.00

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 31st  
day of March, 19 95.

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

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

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

J. Miller Epps (Seal)

Ann G. Epps (Seal)

STATE OF ~~ALABAMA~~ MISSISSIPPI

Lauderdale COUNTY

General Acknowledgment

I, Susan Michelle Johnson, a Notary Public in and for said County, in said State, hereby certify that  
J. Miller Epps and wife, Ann G. Epps  
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 31st day of March, A.D., 1995

Susan Michelle Johnson  
Notary Public

My Commission Expires May 5, 1995

## EXHIBIT "A" LEGAL DESCRIPTION

Lot 12, Third Sector, according to the Survey of Altadena Woods, Third Sector, as recorded in Map Book 11 page 7, in the Probate Office of Shelby County, Alabama, and

A parcel of land situated in Lot 13, Altadena Woods, 3rd Sector, as recorded in Map Book 11 page 7, in the Office of the Judge of Probate Shelby County, Alabama; being more particularly described as follows: Beginning at the Southeast most corner of said Lot 13 and run thence in a northwesterly direction along the Northeast line of said Lot 13 for a distance of 250.45 feet to a point; thence turn an angle to the left of 163 deg. 32 min. 47 sec. and run in a southeasterly direction for a distance of 234.37 feet to a point on the South line of said Lot 13; thence turn an angle to the left of 85 deg. 18 min. 41 sec. and run in a northeasterly direction along said South line for a distance of 71.17 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1995-09539

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