

**Send Tax Notice To: Randy Carleton**

name

3141 Harwick Drive

**address**

Birmingham, AL 35242

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

Jefferson COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100-----  
----- DOLLARS (\$160,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
Monte R. Stewart and wife, Paula K. Stewart

(herein referred to as grantors) do grant, bargain, sell and convey unto Randy Carleton and wife, Vicki R. Carleton

(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 15, according to the Map and survey of Altadena Woods, 3rd Sector, as recorded in Map Book 11, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 152,000.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1995-09892

04/17/1995-09892  
01:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 16.50

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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)

Monte R. Stewart

Monte R. Stewart

Monte R. Stewart  
Paula K. Stewart  
Paula K. Stewart

Paula K. Stewart

STATE OF ALABAMA

Jefferson COUNTY

### General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that Monte R. Stewart and wife, Paula K. Stewart 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 1995 A.D.,

## Lamar Ham

**Notary Public**