

This instrument was prepared by

(Name) C. Schoettlin

(Address) 701 Montgomery Hwy. Vestavia, AL 35216

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA**

STATE OF ALABAMA

COUNTY OF Shelby

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred and No/100-----

to the undersigned grantor, Carter Homes and Development, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Joe Rose Homebuilders, Inc.  
(herein referred to as GRANTEE) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in

Lot 71, according to the survey of Park Forest Sector 7, Phase I,  
as recorded in Map Book 19, Page 33, in the Probate Office of Shelby  
County, Alabama. Situated in Shelby County, Alabama.

Subject to:

Easements and Restrictions of Record.

*Full amount of Warranty Deed Paid from  
Proceed of Mortgage Deed filed simultaneously.  
Inst # 1995-11511*

05/03/1995-11511  
10:57 AM CERTIFIED  
SHELBY COUNTY JUDGE, OF PROBATE  
001 MCD 9.00

**TO HAVE AND TO HOLD.** To the said GRANTEE for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13 day of April 19 95

Carter Homes and Development, Inc.

ATTEST:

By [Signature] President

STATE OF  
COUNTY OF

I, the undersigned authority a Notary Public in and for said County in said  
State, hereby certify that Kenneth Carter  
whose name as President of Carter Homes & Dev., Inc.  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation.

Given under my hand and official seal, this the 13 day of April 19 95

Sharon Kennedy  
Notary Public