

This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
(Name) JAMES ROBERT CARROLL & SUPAPORN CARROL
(Address) 3 Oakdale Drive
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Three Thousand Five Hundred Twelve and no/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, HARVEY LEON COLEMAN and wife, ANNA M. COLEMAN (herein referred to as grantors), do grant, bargain, sell and convey unto

JAMES ROBERT CARROLL and wife, SUPAPORN CARROLL (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 3, according to the Survey of Oakdale Estates, as recorded in Map Book 5 page 98 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any. (4) Mortgage given by Harvey Leon Coleman and Anna M. Coleman to Irwin Union Mortgage Corporation, dated May 23, 1991 in amount of \$70,150.00 and recorded in Real 344 page 826 in the Probate Office, and being transferred to Federal Home Loan Mortgage by instrument recorded as Instrument #1992-3897 and whereas Inland Mortgage Corporation is servicing; which said mortgage Grantees herein agree to assume and pay the remaining unpaid balance in the approximate amount of \$67,551.69, according to the terms and conditions as set forth in said mortgage.

Inst # 1995-16756

06/27/1995-16756
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 ACU 82.50

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 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 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 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 15th day of June, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

Harvey L. Coleman (Seal)
HARVEY LEON COLEMAN
Anna M. Coleman (Seal)
ANNA M. COLEMAN

STATE OF ~~ALABAMA~~

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that HARVEY LEON COLEMAN and wife, ANNA M. COLEMAN, whose names 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 1 day of June, A.D., 19 95.