

Post # 1995-21013

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

SEND TAX NOTICE TO:

JAMES W. CARGILE
5528 Double Oak Lane
Birmingham, AL 35244

COUNTY OF SHELBY)

WARRANTY DEED

Lot 15, in Block 1, according to Cherokee Forest, First Sector Subdivision, as recorded in Map Book 5, page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

1. All Assessments and Ad Valorem Taxes for 1995 are a lien, but are not yet due and payable. PID# 10-8-27-0-001-024
2. A 50 ft. building line from Forest View Dr., a 15 ft. easement along the West lot line and a 7.5 ft. easement along the South lot line of subject property as shown by recorded plat.
3. Vacation of easement as recorded in Instrument 1994-36830.
4. Restrictions as recorded in Deed Book 243 page 25 and amended in Deed Book 263 page 172 and Instrument 1994-36830.
5. Right-of-way to Ala. Power Co. as recorded in Deed Book 124 page 484 and Deed Book 243 page 761.

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, his,

her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JIMMY CRAIG CARTER and ZILLAH THOMPSON CARTER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of July, 1995.


JIMMY CRAIG CARTER

ZILLAH THOMPSON CARTER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JIMMY CRAIG CARTER and ZILLAH THOMPSON CARTER, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of July, 1995.


Notary Public

My commission expires: 2/17/96

Inst # 1995-21013

08/04/1995-21013
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 46.50