

SEND TAX NOTICE TO:

(Name) Jeffrey S. Caple

(Address) 2580 Martha Circle
Pelham, Alabama 35124

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., BIRMINGHAM, AL.

STATE OF ALABAMA

Jefferson

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Six Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Pamela LeBlanc and husband, Noel Carter
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jeffrey S. Caple and Patricia A. Caple

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 33, according to the Survey of Royal Oaks, Third Sector, First Addition, as recorded in Map Book 8, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$119,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-24919

09/08/1995-24919
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE 17.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 hands and seal(s), this 21st

day of August, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Pamela LeBlanc

(Seal)

(Seal)

Noel A. Carter

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamela LeBlanc, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of

August

A.D. 19 95

William H. Halbrooks

Notary Public

State of Louisiana

County of Orleans

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Noel Carter, a married man whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of August 1995.

My Commission expires: At Death

Richelle Son
Notary Public

Inst # 1995-24919

09/08/1995-24919
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 17.50