

SEND TAX NOTICE TO:

(Name) Mrs. Jane C Carr

(Address) 5208 Old Mill Circle

Pelham, AL 35124

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 No. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/83

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-nine Thousand Nine Hundred & no/100 (\$129,900.00) DOLLARS

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

Mary Elizabeth Cole and husband, Stephen E. Cole

(herein referred to as grantors) do grant, bargain, sell and convey unto

James C. Carr and Kristy S. Carr

(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 17, according to the Survey of Old Mill Trace, Second Sector, as recorded in Map Book 8, page 156 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

\$103900.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

1995-31831

11/03/1995-31831
03:33 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCB 35.00

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

IN WITNESS WHEREOF, WE have hereunto set OUR hands and seals, this 20th

day of October, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Elizabeth Cole and husband, Stephen E. Cole

whose name & RES 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 20th day of October, A.D. 19 95

[Signature]

Notary Public

1995-31831