

## WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF JEFFERSON

That in consideration of ONE HUNDRED NINETY THREE THOUSAND and no/100's DOLLARS (\$193,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **DENNIS B. RAPP and wife, JULIE B. RAPP** (herein referred to as grantor) do grant, bargain, sell and convey unto Grantees, **KENNETH CARBONIE and MARILYN C. CARBONIE** as joint tenants with rights of survivorship, all my interest in the hereinafter described real estate situated in Shelby County, Alabama:

**Lot 76, according to the survey of Meadowbrook, Second Sector, First Phase as recorded in Map Book 7 page 65 in the Office of the Judge of Probate of Shelby County, Alabama.**


Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted but are excepted.

The purchasers have given a purchase money first mortgage in the amount of \$130,000.00 to secure a portion of the contract sales price.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 my (our) hand(s) and seal(s) this 3rd day of NOVEMBER 1995.

  
DENNIS B. RAPP

  
JULIE B. RAPP

State of Alabama  
County of Jefferson

I, MARK E. TIPPINS a Notary Public in and for said County, in said State, hereby certify that DENNIS B. RAPP and wife JULIE B. RAPP 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 3rd day of NOVEMBER 1995.

Notary Public: 

Prepared by: Mark E. Tippins 4 Office Park Circle #215  
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: KENNETH CARBONIE 4942 Meadowbrook Way Birmingham, Alabama 35242.

11/13/1995-32592  
09:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NC3 71.30

Inst # 1995-32592