

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND & NO/100----
(\$155,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Andrea C. Eden, a single
individual (herein referred to as grantors), do grant, bargain, sell and convey
unto Gerald L. Carter and wife, Cynthia E. Carter (herein referred to as GRANTEES)
for and during their joint lives and upon the death of either of them, then to the
survivor of them in fee simple, together with every contingent remainder and right
of reversion, the following described real estate, situated in Shelby County,
Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$95,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith. .

GRANTEES' ADDRESS: 369 Shady Acres Road Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon
the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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 stated 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, I have hereunto set my hand and seal, this 28th day of
December, 1995.

Andrea C. Eden (SEAL)

Andrea C. Eden

Inst # 1996-00297

01/04/1996-00297

09:43 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 SNA

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Andrea C. Eden, a single individual 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 28th day of December A.D., 1995

Peggy L. Murphy
Notary Public

PEGGY L. MURPHY
MY COMMISSION EXPIRES
2/20/99

Exhibit A

Commence at the Northwest corner of Section 18, Township 21 North, Range 2 West; thence South 89 deg. 20 min. 48 sec. East and along the north line of said section 214.08 feet to the point of beginning; thence continue along the last described course 432.24 feet to a fence post; thence South 29 deg. 02 min. 18 sec. East and run 829.28 feet to a fence post along L & N Railroad; thence North 88 deg. 28 min. 29 sec. West and run 1197.14 feet to a fence post; thence North 00 deg. 24 min. 10 sec. East and run 459.50 feet to the South line of Shady Acres Road; thence along the South line of said road North 48 deg. 03 min. 16 sec. East and run 129.28 feet; thence along said road North 52 deg. 33 min. 37 sec. and run 64.54 feet; thence along said road North 59 deg. 47 min. 30 sec. East and run 72.42 feet; thence North 62 deg. 46 min. 53 sec. East and run 167.29 feet back to the point of beginning; being situated in Shelby County, Alabama.

Being situated in the NW 1/4 of the NW 1/4 of Section 18, Township 21 South, Range 2 West, and the NE 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama.

Inst # 1996-00297

01/04/1996-00297
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 71.00