



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.  
(Address) 2204 Lakeshore Drive, Suite 130  
Birmingham, Alabama 35209

Send Tax Notice:  
Gary B. Simmons  
223 Weatherly Club Drive  
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Twenty One Thousand One Hundred Fifty Dollars and no/100

to the undersigned grantor, **Carter Homebuilders, Inc.** a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

**Gary B. Simmons and Delilah P. Simmons**

(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 4-A, according to the Survey of Weatherly Club, Sector 14, as recorded in Map Book  
19, Page 87, in the Probate Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama. Mineral and Mining rights excepted.

\$ 195,000.00 of the above recited purchase price was paid from a mortgage  
loan closed simultaneously herewith.

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

Inst # 1996-01657

01/17/1996-01657  
01:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 35.00

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its  
successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are  
free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same  
to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **Kerry Carter**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of January 19 96

ATTEST:

**Carter Homebuilders, Inc.**

By Kerry Carter President

Secretary

STATE OF Alabama }  
COUNTY OF Jefferson }

I, **Hubert E. Rawson, Jr.**

a Notary Public in and for said County in said

State, hereby certify that  
whose name as

**Kerry Carter**  
President of **Carter Homebuilders, Inc.**

a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of

January 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 6, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Hubert E. Rawson Jr. Notary Public

25910-9661 # 1996-01657