

SEND TAX NOTICE TO:

(Name) Raymond R. Carter & Shelia W. Carter

(Address) P.O. Box 276
Harpersville, AL 35078

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, AL 35051

Form 1-1 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR & other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

Raymond R. Carter and wife, Shelia W. Carter
(herein referred to as grantors) do grant, bargain, sell and convey unto ourselves,

Raymond R. Carter and wife, Shelia W. Carter
(herein referred to as GRANTEE(S)) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 4 of Clearview Estates, First Sector, as shown by plat recorded in
Map Book 12, page 31 in the Probate Office of Shelby County, Alabama.

Subject to restrictions of record.

1. Any dwelling house located on subject property shall contain a minimum of 1400 square feet of heating area.
2. No mobile homes shall be located on said property.
3. No more than one residence home shall be built on each lot and any outbuildings shall be compatible with the home constructed on the lot.
4. Said property shall be used for residential purposes only.

Shelia W. Carter is one and the same person as Shelia Keith shown on
deed executed June 14, 1993.

The purpose of this deed is to create a joint survivorship in the
grantees herein.

01/24/1996-02437
10:01 AM CERTIFIED
CLERK OF COUNTY CLERK OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEE(S) as joint tenants, ~~whether in 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and sealed, this 15th
day of January, 1996.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond R. Carter and Shelia W. Carter, whose name(s) 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 15th day of January A.D. 1996.

Lawrence Franklin
Notary Public