

This instrument was prepared by Pinnacle Bank

(Name) Jim Sanders (Address) 701 Montgomery Hwy Ste 201

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, Jasper, Alabama

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

That in consideration of Five Hundred and no/100 DOLLARS

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

Gary Carter, A married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry Kent, a married man, and Gary Carter, a married man
(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 County, Alabama to-wit:

*Full amount of Warranty Deed paid from proceeds of
Mortgage Deed filed simultaneously.*

PARCEL B:

BEGIN at the SW Corner of the NE 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 3 West; thence S 87deg-34'-09" E along the southerly line of said 1/4-1/4 section a distance of 609.34'; thence N 46deg-16'-19" E a distance of 350.05'; thence N 89deg-23'-19" W a distance of 232.23'; thence N 56deg-45'-14" W a distance of 937.13'; thence S 45deg-46'-54" W a distance of 384.10'; thence S 42deg-47'-29" E a distance of 490.52'; thence S 87deg-07'-44" E a distance of 98.81'; thence S 1deg-23'-51" W a distance of 100.09' to the Point of Beginning. Said parcel contains 10.72 acres, more or less.

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 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, have hereunto set... hand(s) and seal(s), this day of 19...

(Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal)

Jay E. Carter
Inst # 1996-03412
02/01/1996-03412
01:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 9.50

STATE OF ALABAMA }
Jefferson COUNTY }
I, PAMELA C. Gold, a Notary Public in and for said County, in said State, hereby certify that Gary Carter

whose name Lo signed to the foregoing conveyance, and who Lo known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January, A. D., 19 96

Pamela C. Gold
Notary Public.
GIBSON PRINTING - Jasper, AL MY COMMISSION EXPIRES FEBRUARY 24, 1997 NO. 96