

\$ 500.00

1996-12551

THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED: JOINT TENANCY
 WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and NO/100 dollars (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, William Carter, hereinafter called "Party of the First Part," do hereby GRANT, BARGAIN, SELL, AND CONVEY unto William Carter and Eva B. Carter, hereinafter called "Party of the Second Part" 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:

A parcel of land situated in Section 7, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at a 2" capped iron locally accepted to be the southeast corner of said Section 7; thence run north along the east line of said Section 7 for a distance of 656.40 feet to a railroad spike found; thence turn an angle to the left of 87 degrees, 07 minutes, 54 seconds and run in a westerly direction for a distance of 300.02 feet to the point of beginning, thence turn an angle to the right of 87 degrees, 08 minutes, 29 seconds and run in a northerly direction for a distance of 375.00 feet to a point; thence turn an angle to the left 87 degrees, 08 minutes, 29 seconds and run in a westerly direction for a distance of 213.11 feet to a point; thence turn an angle to the left of 92 degrees, 49 minutes, 42 seconds and run in a southerly direction for a distance of 375.00 feet to an iron pin found; thence turn an angle to the left 87 degrees, 10 minutes, 18 seconds and run in a easterly direction for a distance of 213.11 feet to the point of beginning. Said parcel containing 1.833 acres more or less.

This legal description is taken from a previous deed dated March 16, 1991, and recorded March 25, 1991 in the Shelby County Office of Probate at Shelby County Map Book 355 Page 4.

This conveyance is subject to all easements, rights-of-ways and restrictions of record, if any, affecting said property.

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

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this date the _____ of _____, 1996 at _____, Alabama.

PARTY OF THE FIRST PART
William Carter (S.)

(I. S.)

STATE OF ALABAMA)
)
SHELBY COUNTY) ACKNOWLEDGMENT

I, Charles W. Holcomb, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 9 day of April 1996

Charles W. Holcomb
NOTARY PUBLIC
My Commission Expires: 15 July 1998

THIS INSTRUMENT PREPARED BY
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
968 NORTH MAIN STREET
MONTEVALLO, AL 35115
(205) 665-4357

Inst # 1996-12551
04/17/1996-12551
03:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

A.O. Box 237
A. Laster, AL 35007