

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: MORTON L. CARL, JR.

name 4117 Colony Park DR
2291 N. SHERIDAN DRIVE
address

BIRMINGHAM, ALABAMA 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY EIGHT THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$68,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ROBERT G. CAHILL AND WIFE, JOSEPHINE M. CAHILL

(herein referred to as grantors) do grant, bargain, sell and convey unto MORTON L. CARL, JR. AND WIFE, TRUEHEART C. CARL

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

LOT 6, ACCORDING TO THE MAP OF FIRST PLAT, PHASE II, CRYSTAL LAKE
ESTATES, AS RECORDED IN MAP BOOK 13, PAGE 15, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1996 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1996.
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHTS AS RECORDED IN
BOOK 218, PAGE 182.
TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES
RELATING THERETO AS RECORDED IN DEED BOOK 30, PAGE 394.
RESTRICTIONS AS SHOWN ON RECORDED MAP.
50 FOOT BUILDING LINE FROM THE WEST LOT LINE AND A 100 FOOT BUILDING LINE FROM
THE SHORE LINE OF CRYSTAL LAKE, AS SHOWN ON RECORDED MAP.
RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT THE SUBJECT PROPERTY FRONTS
ON CRYSTAL LAKE.

\$51,750.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of 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 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, we have hereunto set our hand(s) and seal(s), this 23rd
day of May, 19 96.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
ROBERT G. CAHILL AND WIFE, JOSEPHINE M. CAHILL
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 23rd day of May, A.D., 1996

GENE W. GRAY, JR.

Notary Public

06/05/1996-18184
12:36 PM CERTIFIED
CLERK OF PROBATE
SHELBY COUNTY ALABAMA