

SEND TAX NOTICE TO:

(Name) Larry A. Carroll & Betty Jean Carroll  
P.O. Box 151

(Address) Shelby, AL 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 5/82

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 AND NO/100 (\$1.00) & OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

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

Jessie E. Yarborough and wife, Wanda Fay Yarborough

(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry A. Carroll and wife, Betty Jean Carroll

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

The grantors grant and convey to the grantees, their heirs, successors and assigns, a perpetual easement for the purpose of access and for the purpose of locating, installing, and maintaining a waste water pump line on the hereinafter described parcel of real property, said property being described as follows:

Commence at the southwest corner of Lot 3, of "MURPHY'S FISHING CAMP SUBDIVISION" as recorded in Map Book 3, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama and run thence northerly along the west line of said Lot 3 a distance of 93.0' to the point of beginning of the easement being described; thence continue along last described course a distance of 14.22' to a point; thence turn 84°33'48" right and run easterly 40.0' to a point; thence turn 95°26'12" right and run southerly 14.22' to a point; thence turn 84°33'48" right and run westerly 40.0' to the point of beginning and the end of easement. Subject easement being 40.0' in length by 14.22' in width.

Inst # 1996-20571

06/26/1996-20571  
09:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JUL 13 9.08

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 19th

day of June, 19 96.

WITNESS:

\_\_\_\_\_  
(Seal)

Jessie E. Yarborough (Seal)  
Jessie E. Yarborough

\_\_\_\_\_  
(Seal)

Wanda Fay Yarborough (Seal)

\_\_\_\_\_  
(Seal)

Wanda Fay Yarborough (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jessie E. Yarborough and wife, Wanda Fay Yarborough whose names 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 19 day of June, A. D., 19 96

Notary Public  
EXPIRES AUGUST 1999

Inst # 1996-20571