

This instrument was prepared by

Send Tax Notice To: Leon P. Stringer

(Name) Lamar Ham

name

5170 So. Shades Crest Rd.

address

Bessemer, AL 35023

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100-----  
DOLLARS (\$32,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Leslie H. Carter and Forest L. Carter, both married men

(herein referred to as grantors) do grant, bargain, sell and convey unto Leon P. Stringer and wife, Cynthia Deann B. Stringer

(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 3, according to the Survey of Carter's Addition to South Shades Crest, as  
recorded in Map Book 19, page 148 in the Probate Office of Shelby County,  
Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way  
of record, mineral and mining rights.

This property is not the homestead of the Grantors herein or their spouses.

Inst # 1996-21733

07/08/1996-21733  
01:57 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 41.00

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 27th  
day of June, 19 96.

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

Leslie H. Carter (Seal)  
Leslie H. Carter

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

Forest L. Carter (Seal)  
Forest L. Carter

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

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

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that  
Leslie H. Carter and Forest L. Carter, both married men  
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 27th day of June A.D., 19 96

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 8, 1997