

SEND TAX NOTICE TO:

This instrument prepared by:
Melissa Kessler Smith
2700 Hwy 280, Suite 60
Birmingham, AL 35223

(Name) Norman W. Carpenter
(Address) 6214 Waterford Place
Pelham, Alabama 35124

Warranty Deed
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$132,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Robert J. Bowden and wife, Sara L. Bowden

(herein referred to as grantors) do grant, bargain, sell and convey unto Norman W. Carpenter and Annie C. Carpenter

(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 34, according to the map of Valley Station, Second Sector, as recorded in
Map Book 7 page 48, in the Office of the Judge of Probate of Shelby County,
Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

Inst # 1996-24908

08/01/1996-24908
12:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 23.50

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/I have set out/my hand(s) and seal(s), this 31st day of July, 1996.
Signed, sealed and delivered in the presence of:

(Seal)

Robert J. Bowden (Seal)
Robert J. Bowden

(Seal)

Sara L. Bowden (Seal)
Sara L. Bowden

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Robert J. Bowden and wife, Sara L. Bowden
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 31st day of July, A.D., 1996

Melissa Kessler Smith
Notary Public

My Commission Expires: September 15, 1997