

This instrument was prepared by

Send Tax Notice To:

Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL 35124

Address)

GARY M. CARROLL  
 (Name)  
3417 CHARING WOOD LANE  
BIRMINGHAM, AL 35242  
 (Address)

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

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED NINETY NINE THOUSAND AND NO/100 ---- (\$299,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
STANLEY A. RABINEAU and wife, JUDITH T. RABINEAU

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

GARY M. CARROLL and wife, LEILANI J. JOLLY 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:

Lot 10, in Block 2, according to the Survey of Applecross,  
 a Subdivision of Inverness, as recorded in Map Book 6, Page  
 42 A & B, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way,  
 limitations, if any, of record.

\$239,200.00 of the purchase price recited above was paid from mortgage loan closed  
 simultaneously herewith.

08/30/1996-28713  
 04:00 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCO 68.50

TO HAVE AND TO HOLD, to 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 30th day of  
August, 19 96.

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

Stanley A. Rabineau (Seal)  
 STANLEY A. RABINEAU

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

Judith T. Rabineau (Seal)  
 JUDITH T. RABINEAU

STATE OF ALABAMA  
 COUNTY OF SHELBY

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that STANLEY A. RABINEAU & wife, JUDITH T. RABINEAU 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 the 30th day of August, 19 96.

Stanley A. Rabineau  
 Notary Public

Inst. # 1996-28713