

This instrument prepared by:

Peter E. Barber, Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
2000 SouthBridge Parkway, Suite 525  
Birmingham, Alabama 35209

Send Tax Notices To:

Timothy J. Carter  
M. Angelyn Carter  
175 Crenshaw Road  
Columbiana, Alabama 35051

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

*\$500.00*

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantor, **BETTY HARTSFIELD CARTER**, a married woman (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **TIMOTHY J. CARTER and wife, M. ANGELYN CARTER**, as joint tenants with right of survivorship (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land situated in the Southeast quarter of the Southwest quarter of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:-

Commence at the Southeast corner of the Southeast quarter of the Southwest quarter of said Section 14, said corner being a found 3" angle iron; thence go in a Northerly direction along the East line of said quarter/quarter section a distance of 10.28 feet to the Point of Beginning of the tract herein described; thence continue on the same course a distance of 347.45 feet to a point, said point being a set 1/2" rebar; thence turn left 101 degrees 55 minutes 57 seconds and go in a Southwesterly direction a distance of 255.82 feet to a point, said point being a set 1/2" rebar; thence turn left 53 degrees 39 minutes 18 seconds and go in a Southwesterly direction a distance of 133.65 feet to a point situated on a curve on the North side of Crenshaw Road (a gravel road having a prescriptive Right-of-Way), said point being a set 1/2" rebar; thence turn left 91 degrees 56 minutes 57 seconds to the tangent of a curve concave to the right and southwest having a Radius of 1432.87 feet, a Chord of 351.04', and a Central Angle of 14 degrees 4 minutes 20 seconds; thence continue along the arc of said curve a distance of 351.92 feet to the Point of Beginning; said tract containing 1.48 acres, more or less.

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Said tract subject to any and all easements of record.

Together with all rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** to said GRANTEE, their successors and assigns, forever.

And the GRANTOR does, for themselves, their heirs, executors, administrators, successors and assigns, covenant with the GRANTEE, their heirs, executors, administrators, successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises subject to the Permitted Exceptions; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, their heirs, executors, administrators, successors and assigns shall warrant and defend the same to the GRANTEE, their heirs, executors, administrators, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, BETTY HARTSFIELD CARTER, GRANTOR, has hereunto set her signature, this the 26 day of Sept, 1996.

  
BETTY HARTSFIELD CARTER

STATE OF ALABAMA     )  
Shelby COUNTY     .)

I, the undersigned, a Notary Public in and for said County, in said State, does hereby certify that Betty Hartsfield Carter, an individual whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Warranty Deed, she executed the same voluntarily on the day the same bears date.

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Given under my hand and official seal, this the 26 day of September, 1996.

  
Notary Public  
My Commission Expires: 4/99

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