

This instrument was prepared by

(Name) John L. Hartman, III
P. O. Box 846
(Address) Birmingham, AL 35201

SEND TAX NOTICE TO:
Timothy V. Anderson
Meredith L. Anderson
407 Cambrian Ridge Drive,
Pelham, AL 35124

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama**

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-four Thousand Nine Hundred and no/100 (\$84,900.00)-----DOLLARS

to the undersigned grantor, CARTER HOMES AND DEVELOPMENT, INC.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Timothy V. Anderson and Meredith L. Anderson

(herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 48, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) 20 foot building line as shown on recorded map; (3) Restrictions as shown on recorded map; (4) Restrictions appearing of record in Inst. #1996-13968; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. #1996-12716; (5) Right-of-way granted to Alabama Power Company recorded in Real Volume 141, Page 596.

\$80,655.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD. To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Kenneth Carter
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of September 1996
CARTER HOMES AND DEVELOPMENT, INC.

ATTEST:

By Kenneth Carter President

see [polity](#)

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, do hereby certify that Kenneth Carter, President of CARTER HOMES AND DEVELOPMENT, INC., whose name as such is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of September 1996.

12 Oct 2012 Notary Public