

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

William H. Halbrooks

(Name)

704 Independence Plaza  
Birmingham, Alabama 35209

(Address)

Send Tax Notice To:

William H. Rubar

(Name)

139 Deerwood Lake Drive  
Harpersville, Alabama 35078

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS, . . .

That in consideration of Two Hundred Fifty-Nine Thousand, and no/100----- Dollars  
(\$259,000.00)

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

H. Gray Carter and wife, Anita S. Carter

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

William H. Rubar and Meredith A. Rubar

(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 20, according to the Survey of Deerwood Lake, as recorded in Map  
Book 6, Page 30, in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 120,000.00 of the purchase price recited above was  
paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-15994  
05/22/1997-15994  
10:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 147.50

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 15th day of  
May 19 97.

(Seal)

H. Gray Carter (Seal)

H. Gray Carter

(Seal)

Anita S. Carter (Seal)

Anita S. Carter

STATE OF ALABAMA

COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
H. Gray Carter and Anita S. Carter, 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 15th day of May 19 97.

Notary Public William H. Halbrooks