

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Mark S. Connell
(Address) 2 Wilderness Court
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirteen Thousand and no/100 DOLLARS

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

Joseph A. Carrera and wife, Carol I. Carrera
(herein referred to as grantors), do grant, bargain, sell and convey unto

Mark S. Connell and wife, Lori Connell

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 110,276.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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06/16/1997-18795
11:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00

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 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 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 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 May, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

Joseph A. Carrera (Seal)
Joseph A. Carrera
Carol I. Carrera (Seal)
Carol I. Carrera

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Carrera and wife, Carol I. Carrera, 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 30th day of May, 19 97.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 2001

James H. Holliman
Notary Public

EXHIBIT "A"

Begin at the SE corner of Lot 8, Block 1, of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5 page 127 in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southerly direction along the West boundary of Wilderness Court a distance of 147.51 feet to the beginning of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 90 deg; thence along arc of said curve a distance of 39.27 feet to end of said curve; thence in a Westerly direction a distance of 112.00 feet; thence 90 deg. Right in a Northerly direction a distance of 172.51 feet to the Southwest corner of said Lot 8, Block 1; thence 90 deg. Right in an easterly direction along the South line of said Lot 8, a distance of 137.00 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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