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This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC

(Address) PO BOX 360187

Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Kathryn Dee Chandler

(Address) 133 Somersby Circle

Pelham, AL 35124

EASEMENT

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Dollars and no/100ths -----\$500.00 DOLLARS

to the undersigned grantor Carter Homebuilders, Inc. a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR

does by these presents, grant, bargain, sell and convey unto Kathryn Dee Chandler and Robert V. Chandler

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

Shelby

County, Alabama, to-wit:

AN EASEMENT FOR LOT 16 SOMMERSBY TOWNHOMES

An easement for improvements belonging to Lot 17 onto Lot 16, Sommersby Townhomes as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama described as follows: From the Northeast corner of said Lot 16, said corner also being the Northwest corner of Lot 17 and being the point of beginning of the easement herein described, go South 12 deg. 46 min. 31 sec. West along the property line between said Lots 16 and 17, a distance of 17.44 feet; thence go North 77 deg. 13 min. 29 sec. West a distance of 0.66 feet; thence go South 12 deg. 30 min. 11 sec. West a distance of 4.17 feet; thence go South 77 deg. 13 min. 29 sec. East a distance of 0.64 feet; thence go North 12 deg. 46 min. 31 sec. West a distance of 4.17 feet to the point of beginning of the easement herein described; being situated in Shelby County, Alabama.

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

08/06/1997-24780
02:51 PM CERTIFIED

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Rayburn Carter Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 2nd day of August, 19 97.

Carter Homebuilders, Inc.

ATTEST:

Secretary

By Rayburn Carter
Rayburn Carter, Vice President

STATE OF ALABAMA

Shelby

County }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rayburn Carter, whose name as Vice President of Carter Homebuilders, Inc., 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), (she), 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 2nd day of August, A.D., 19 97.

My Commission Expires: 3/97

Notary Public

Inst # 1997-24780