

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: JOHN D. CARPENTER

name

214 BAYHILL TERRACE

address

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$292,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARK R. JANICH AND WIFE, KIMBERLY D. JANICH

(herein referred to as grantors) do grant, bargain, sell and convey unto JOHN D. CARPENTER AND WIFE, PAMELA SUE CARPENTER

(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 52 ACCORDING TO THE SURVEY OF HEATHERWOOD, FOURTH SECTOR, FIRST ADDITION
AS RECORDED IN MAP BOOK 11, PAGES 32 AND 33 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1998 AND THEREAFTER.

RESTRICTIONS IN REAL VOLUME 142, PAGE 51; REAL VOLUME 146, PAGE 237; AND REAL
VOLUME 188, PAGE 536.

RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN REAL VOLUME 157, PAGE 562 AND
REAL VOLUME 236, PAGE 960.

TERMS, AGREEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY IN REAL VOLUME
145, PAGE 707.

AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION
IN REAL VOLUME 145, PAGE 715.

BUILDING SET BACK LINE AND EASEMENTS AS SHOWN ON RECORD MAP.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,
TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR
PROPERTY AS A RESULT OF SUCH RIGHTS AS RECORDED IN REAL VOLUME 188, PAGE 536.

\$263,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intent 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 none of the grantees 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 25th
day of November, 19 97.

(Seal)

(Seal)

(Seal)

MARK R. JANICH

KIMBERLY D. JANICH

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
MARK R. JANICH AND WIFE, KIMBERLY D. JANICH
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 25th day of November, A.D., 19 97