

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
John T. Burke, III
Jeri C. Burke
1324 Windsor Court
Alabaster, Al 35007

CORPORATION FORM
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Seven Thousand Five Hundred and no/100 (\$37,500.00), to the undersigned grantor, **CARTER HOMES AND DEVELOPMENT, 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 **JOHN T. BURKE, III and JERI C. BURKE** (herein referred to as grantees), 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 1301-B, according to the Amended Map of Weatherly, Wixford Forest, sector 13, all recorded in Map Book 22, Page 23 A & B, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

(1) 10-foot utility easement over the Northeast and Northwest sides of said lot as shown on recorded map. (2) Restrictive covenants as recorded in Instrument #1996-24004, and Instrument #1996-23993, in Probate Office. (3) 35-foot building set back line from Windsor Lane as shown by recorded map. (4) Title to minerals underlyign caption lands with mining rights and privileges belonging thereto.

\$ 30,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees 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 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

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INASE / Louis Ray

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 President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of January, 1999.

CARTER HOMES AND DEVELOPMENT, INC.

BY: 

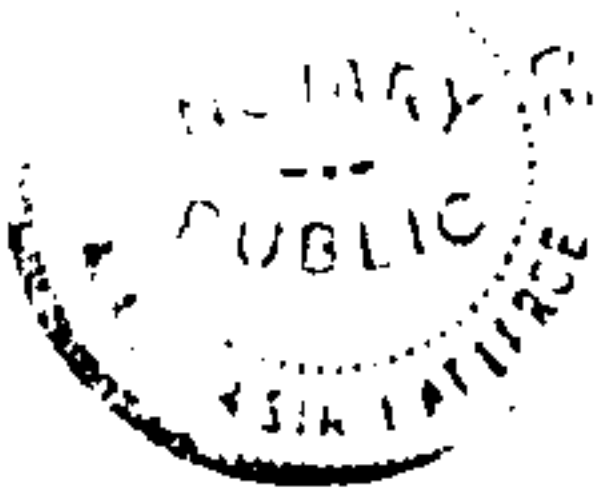
Kenneth Carter
AS ITS: President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kenneth Carter, whose name as President of Carter Homes and Development, 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, 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 28th day of January, 1999.


Notary Public
My Commission Expires: 7/1/99



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