

SEND TAX NOTICE TO:

Name: Thomas J. Carson
Address: 112 Tall Timbers Road
Alabaster, Alabama 35007

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Fifty Thousand and no/100-----(\$350,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Edward Allen Fulton and wife, Betty J. Fulton

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas J. Carson and Barbara Carson

(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 attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

\$ 240,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Inst # 1999-09177

03/05/1999-09177
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 121.00

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 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 February, 1999

WITNESS

(Seal)
(Seal)
(Seal)

Edward Allen Fulton (Seal)
Edward Allen Fulton
Betty J. Fulton (Seal)
Betty J. Fulton

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Edward Allen Fulton and Betty J. Fulton
whose name is 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 February, A.D. 1999

William H. Halbrooks
William H. Halbrooks Notary Public

EXHIBIT "A"

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, of the Huntsville Principal Meridian Shelby County, Alabama, more particularly described as follows:

Beginning at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run in a westerly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 882.49 feet to the point; thence turn an angle to the left of 91 deg. 19 min. 40 sec. and run in a southerly direction for 636.95 feet to the north right-of-way line of Tall Timber Road; thence turn an angle to the left of 88 deg. 20 min. 43 sec. and run in an easterly direction along said right-of-way line for 576.21 feet to a point; thence turn an angle to the right of 90 deg. 00 min. and continue in a southerly direction along said right-of-way line for 25.0 feet to a point; thence turn an angle to the left of 90 deg. 25 min. 20 sec. and run in an easterly direction for 307.36 feet to the east line of the aforesaid $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle to the left of 91 deg. 15 min. 29 sec. and run in a northerly direction for 664.74 feet to the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and the point of beginning; being situated in Shelby County, Alabama.

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