

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Kerry Carter
878 Oak Mountain State Park Road
Pelham, Alabama 35124

STATE OF ALABAMA) CORPORATION
COUNTY OF SHELBY) JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty Thousand and No/100ths (\$160,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Carter Homebuilders, Inc., a corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Kerry Carter and Kim W. Carter, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

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

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its, who is authorized to execute this conveyance, hereto set his signature and seal this the 6th day of June, 2000.

Carter Homebuilders, Inc.

By: Kerry Carter, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kerry Carter, whose name as 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 2-2-03

PEGGY L. MORRIS
MY COMMISSION EXPIRES FEBRUARY 20 2003

Inst # 2000-20109

06/16/2000-20109
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
BCE HNS 12.00

Exhibit A

A parcel of land located in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the NE corner of said Section 7; thence North 89 degrees 48 minutes 55 seconds West along the northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 709.22 feet meas. (70917' map) to the point of beginning; thence continue along last described course, a distance of 284.09 meas (284.0 map); thence leaving said $\frac{1}{4}$ - $\frac{1}{4}$ line, South 1 degrees 47 minutes 43 minutes East a distance of 565.85 feet to a point, said point lying on the centerline of and existing 18' wide asphalt road, known as Oak Mountain State Park Road; said point also lying on a curve to the left having a radius of 325.0 feet, a central angle of 13 degrees 29 minutes 37 seconds and subtended by a chord which bears North 56 degrees 05 minutes 03 seconds East a chord distance of 76.36 feet; thence along the arc of said curve and the centerline of said road, a distance of 76.54 feet to the end of said curve; thence North 49 degrees 20 minutes 14 seconds East along the centerline of said road, a distance of 161.71 feet to the beginning of a curve to the right, having a radius of 750.0 feet, a central angle of 8 degrees 39 minutes 39 seconds and subtended by a chord which bears North 53 degrees 40 minutes 04 seconds East a chord distance of 113.26 feet; thence along the arc of said curve and the centerline of said road, a distance of 113.37 feet; thence leaving the centerline of said road, North 1 degrees 47 minutes 17 seconds west a distance of 349.75 feet to the point of beginning.

AC

KWC

Inst # 2000-20109

06/16/2000-20109
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 12.00