

This instrument was prepared by:

James Stevens, Attorney at Law  
1200 20<sup>th</sup> Street South  
Suite 200  
Birmingham, Alabama 35205

Please Send Tax Notice to:

David Mark Carpenter  
122 Indian Landing Road  
Pelham Alabama 35124

Inst # 2001-29401

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of (\$ 175,900.00), One Hundred Seventy-Five Thousand Nine Hundred and No/100ths and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, (We) J. Scott Davis, a single man Christy M. Davis a single man hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto David Mark Carpenter and Cherie Thomas Carpenter husband and wife (hereinafter referred to as Grantees) for and during their joint lives as joint tenants 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 and any homestead exemption, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 36, according to the survey of Indiancreek, Phase III, as recorded in Map Book 15, Page 74, in the Probate Office of Shelby County, Alabama.

There was a mortgage executed simultaneously herewith in favor of First Federal Mortgage, FSB in the amount of \$158,310.00 for which recording fees and taxes were paid.

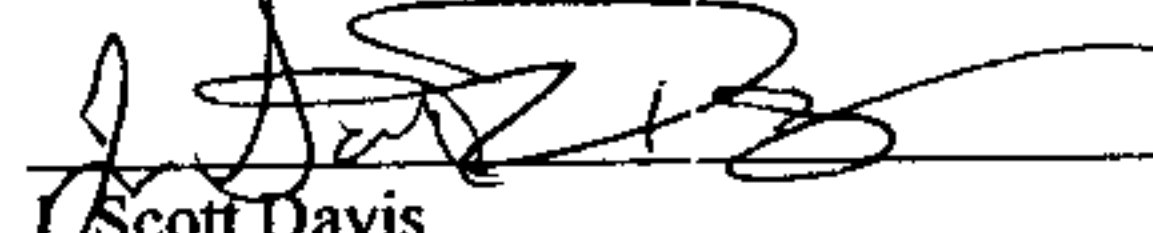
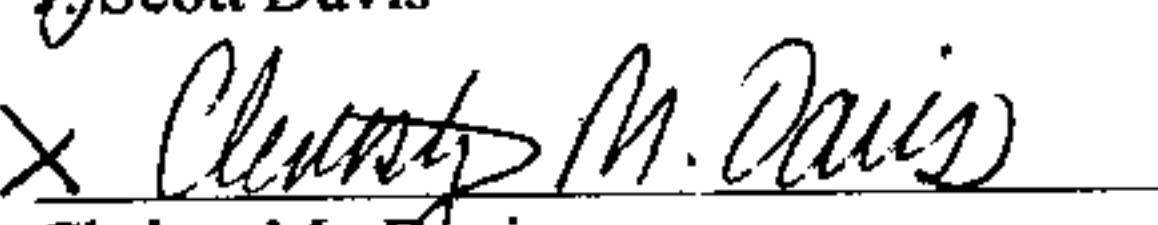
Subject to:

1. Taxes for the year 2001 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

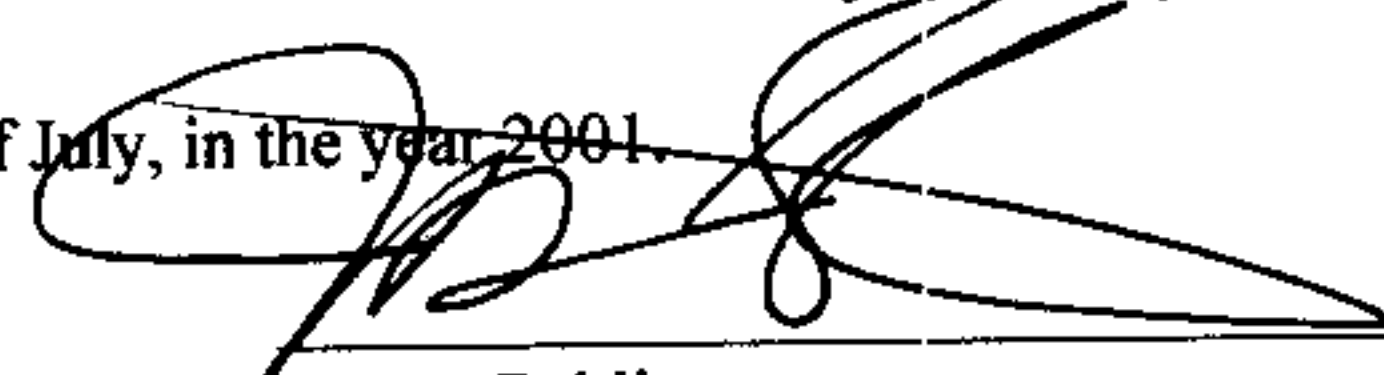
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 12th day of July, 2001.

  
J. Scott Davis  
  
Christy M. Davis

State of Alabama  
County Shelby

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that, J. Scott Davis and Christy M. Davis 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 they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 12th day of July, in the year 2001.

  
Notary Public  
My Commission Expires: 11/03

07/16/2001-29401  
12:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 29.00