


This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

  
20040226000098910 Pg 1/3 845.00  
Shelby Cnty Judge of Probate, AL  
02/26/2004 10:48:00 FILED/CERTIFIED  
Sent via Notice to:  
GEORGE L. CARTER  
481 MARYWOOD LANE  
HOOVER AL 35226

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

**STATE OF ALABAMA)  
SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Eight hundred twenty-five thousand and 00/100 Dollars (\$825,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Frank C. Ellis, Jr., LLC, John Benner, a married man, John McGeever, a married man, Roy Martin, a married man, William R. Robertson, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto George L. Carter and Beverly B. Carter, (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:

Described on Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantors; (4) Rights of parties in possessions under leases.

This conveyance is intended to terminate that certain Tenancy in Common Operating Agreement recorded in Instrument Number 1999-30575, Probate Office of Shelby County, Alabama.

Frank C. Ellis, Jr. being the authorized member of Frank C. Ellis, Jr., LLC is fully authorized to execute this conveyance.

The property conveyed herein is not the homestead of any of the individual Grantors or their spouses.

**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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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**, the undersigned, has hereunto set their hand and seal, this the 25 day of February, 2004.

Frank C. Ellis, Jr., LLC

By: 

Frank C. Ellis, Jr.

Its: Authorized Member

  
Roy Martin

  
John Benner

  
John McGeever

  
William R. Robertson

STATE OF ALABAMA )  
Shelby COUNTY )

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Frank C. Ellis, Jr. as Authorized Member of Frank C. Ellis, Jr., LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 24 day of February, 2004.

Jammi E. Culver  
Notary Public  
My Commission Expires: 1-4-05

STATE OF ALABAMA )  
Jefferson COUNTY )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that John Benner, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 2004.

[Signature]  
Notary Public  
My Commission Exp. 3-1-06

STATE OF ALABAMA )  
Jefferson COUNTY )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that John McGeever, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 2004.

[Signature]  
Notary Public  
My Commission Exp. 3-1-06

STATE OF ALABAMA )  
Shelby COUNTY )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that William R. Robertson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of February, 2004.

[Signature]  
Notary Public  
My Commission Exp. 3-1-06

STATE OF ALABAMA )  
Shelby COUNTY )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Roy Martin, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, 2004.

Drenda H. Clayton  
Notary Public  
My Commission Exp. 4-27-05



EXHIBIT 'A'  
ELLIS LLC ET. AL.  
TO  
CARTER

20040226000098910 Pg 3/3 845.00  
Shelby Cnty Judge of Probate, AL  
02/26/2004 10:48:00 FILED/CERTIFIED

A part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 6; thence North 0 deg. 15 min. 13 sec. East along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  section, a distance of 445.69 feet map and measured; thence South 55 deg. 08 min. 35 sec. West a distance of 27.52 feet measured, 27.49 feet map; thence North 60 deg. 47 min. 34 sec. West a distance of 185.43 feet measured, 185.63 feet map; thence North 27 deg. 46 min. 54 sec. West a distance of 117.00 feet map and measured to a point lying on the Southeasterly right of way line of Meadowview Lane; thence South 27 deg. 21 min. 13 sec. West and along said right of way line distance of 311.42 feet map to the beginning of a curve to the right having a radius of 261.25 feet map a central angle of 53 deg. 28 min. 17 sec. and subtended by a chord which bears South 54 deg. 21 min. 14 sec. West a chord distance of 235.06 feet map; thence along the arc of said curve and said right of way line a distance of 243.81 feet measured; thence leaving said right of way line South 9 deg. 36 min. 01 sec. East a distance of 192.67 feet measured, 192.49 feet map to a point lying on the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  section; thence South 87 deg. 49 min. 59 sec. East a distance of 539.36 feet measured 541.14 feet map to the point of beginning, being situated in Shelby County, Alabama.