


Prepared By: Kenneth W. Battles, Sr.
Attorney at Law
9729 Parkway East, Suite 200A
Birmingham, Alabama 35215

Send Tax Notice To:
Jimmy and Ada Carter
110 Meadow Lane
Vincent, Alabama 35178

STATE OF ALABAMA)
COUNTY OF SHELBY)


20040907000498110 Pg 1/1 12.50
Shelby Cnty Judge of Probate, AL
09/07/2004 13:23:00 FILED/CERTIFIED

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS DEED, made and entered into this the 25th day August, 2004, by and between **Holland Family, LLP**, herein called "**GRANTOR**", (whether one or more), and **Jimmy Carter and his wife, Ada Carter**, herein called "**GRANTEES**";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **EIGHTY SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$86,500.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Holland Family, LLP**, as Grantor, has this day bargained and sold and by these presents does hereby grant, sell, transfer and convey unto **Jimmy Carter and Ada Carter**, Grantees, as joint tenants with right of survivorship, a certain tract or parcel of land situated in **Shelby County, Alabama**, and being more particularly described as follows:

85,143.00 of the purchase price is being paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

Lot 1, according to the Survey of Rolling Meadow Estates, as recorded in Map Book 26, Page 93, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO TAXES FOR 2004 AND SUBSEQUENT YEARS.

SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

TO HAVE AND TO HOLD unto Grantees for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion.

Grantor covenants with Grantees, that it is lawfully seized and possessed of said property; that it has a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that it will forever warrant and defend the title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said **Sherman Holland**, as **Managing Partner of Holland Family, LLP**, as Grantor, who is authorized to execute this conveyance, has hereto set his signature and seal this the _____ day of April, 2004.

Holland Family, LLP


By: **Sherman Holland, Managing Partner, Grantor**

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, hereby certify that **Sherman Holland, as Managing Partner of Holland Family, LLP**, Grantor, whose name 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 foregoing conveyance, he, as such partner and with full authority executed the same voluntarily.

Given under my hand and seal this the 25th day of August, 2004.


Notary Public

My Commission Expires: 06/25/05