

This instrument was prepared by:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253


WHEN RECORDED RETURN TO:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253

SEND TAX NOTICE TO:  
Johnny M. Carter and Sandy Dillard Carter  
192 Chase Drive  
Pelham, Alabama 35124

Form 1-1-27 Rev 1-66

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

**STATE OF ALABAMA  
SHELBY COUNTY**

  
20050819000427190 1/2 \$64.00  
Shelby Cnty Judge of Probate, AL  
08/19/2005 10:43:39AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Three Hundred Eighty Two Thousand Dollars and No 00/100 (\$382,000.00), paid by **Mortgage (1<sup>st</sup> and 2<sup>nd</sup>) in the amount of Three Hundred Five Thousand Six Hundred Dollars and No 00/100 (\$305,600.00) and Twenty Six Thousand Four Hundred Dollars and No 00/100 (\$26,400.00)** filed at the same time as this deed, to the undersigned grantor, Donald Keith Owens and Beth V. Owens, a married couple, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto Sandy Dillard Carter and Johnny M. Carter, a married couple, (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 in Shelby County.

Lot 11, according to the Survey of Royal Oaks Eighth Sector, as recorded in Map Book 24, Page 113, in the Probate Office of SHELBY County, ALABAMA.

Situated in Shelby County, Alabama.

**Subject To:**

1. Building setback line of 35 feet reserved from Chase Drive as shown by plat.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1998-42422 in Probate Office.
3. Easement(s) to South Central Bell as shown by instrument recorded in Real 66 page 477 in Probate Office.
4. Restrictions, limitations and conditions as set out in Map Book 24, Page 113.

Shelby County, AL 08/19/2005  
State of Alabama

Deed Tax: \$50.00

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 31<sup>st</sup> day of AUGUST, 2005

\_\_\_\_\_  
Witness

Donald Keith Owens  
Donald Keith Owens

\_\_\_\_\_  
Witness

Beth V. Owens  
Beth V. Owens

STATE OF ALABAMA  
JEFFERSON COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald Keith Owens and Beth V. Owens, a married couple individually whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 31<sup>st</sup> day of AUGUST, 2005.

My Commission Expires

3-21-2006

Almeta Denise Hicks  
Notary Public

  
20050819000427190 2/2 \$64.00  
Shelby Cnty Judge of Probate, AL  
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