13075

20050824000437170 1/2 $15.50
Shelby Cnty Judge of Probate,AL
08/24/2005 03:29:09PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
JERRY L. CARTER
1036 KERRY DRIVE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND SEVEN HUNDRED SIXTY FIVE DOLLARS and 00/100 ($148,765.00) to the undersigned grantor, K-B HOMES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JERRY L. CARTER and CHRISTINE D. CARTER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 10, ACCORDING TO THE AMENDED MAP OF KINSALE GARDEN HOMES, 1ST SECTOR, AS RECORDED IN MAP BOOK 35, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. A 35 FOOT BUILDING LINE AS SHOWN BY RECORDED PLAT.

3. LESS AND EXCEPT 100 FOOT RIGHT OF WAY AS SHOWN ON TAX MAP.

4. RESTRICTIONS AND COVENANTS RECORDED IN INSTRUMENT #20041008000557170.

$147,598.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD 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.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said GRANTOR, K-B HOMES, LLC, by its MEMBER, LINDA MUNGER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of August, 2005.

K-B HOMES, LLC

By: Linda Munger
LINDA MUNGER, MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 08/24/2005
State of Alabama

Deed Tax:$1.50

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LINDA MUNGER, whose name as MEMBER of K-B HOMES, LLC, an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 11th day of August, 2005.

Notary Public

My commission expires: 9-29-06

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE