


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

Send Tax Notice To:
James A. Carter & Tina C. Carter
130 Grove Hill Drive
Alabaster, AL 35007

Value
10,000.00

STATE OF ALABAMA)
COUNTY OF SHELBY)


20060406000159420 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
04/06/2006 01:41:26PM FILED/CERT

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS DEED, made and entered into this the 15th day of March, 2006, by and between **James A. Carter**, an unmarried man, herein called "GRANTOR", (whether one or more), and **James A. Carter and Tina C. Carter**, herein called "GRANTEES";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **TEN AND 00/100 DOLLARS, (\$ 10.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James A. Carter**, as Grantor, has this day bargained and sold and by these presents does hereby grant, sell, transfer and convey unto said Grantees, **James A. Carter and Tina C. Carter**, 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:

Lot 46, according to the Survey of Park Forest, Sector 7, Phase 2, as recorded in Map Book 19, Page 169, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 130 Grove Hill Drive, Alabaster, Alabama 35007


SUBJECT TO TAXES FOR 2005 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 he is lawfully seized and possessed of said property; that he have 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 he 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, **James A. Carter**, as Grantor, has hereto set his signature and seal this the 15th day of March, 2006.


James A. Carter, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, hereby certify that **James A. Carter**, 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 executed the same voluntarily.

Given under my hand and seal this the 15th day of March, 2006.


Notary Public

My Commission Expires: 06/25/09

Shelby County, AL 04/06/2006
State of Alabama

Deed Tax: \$10.00

