

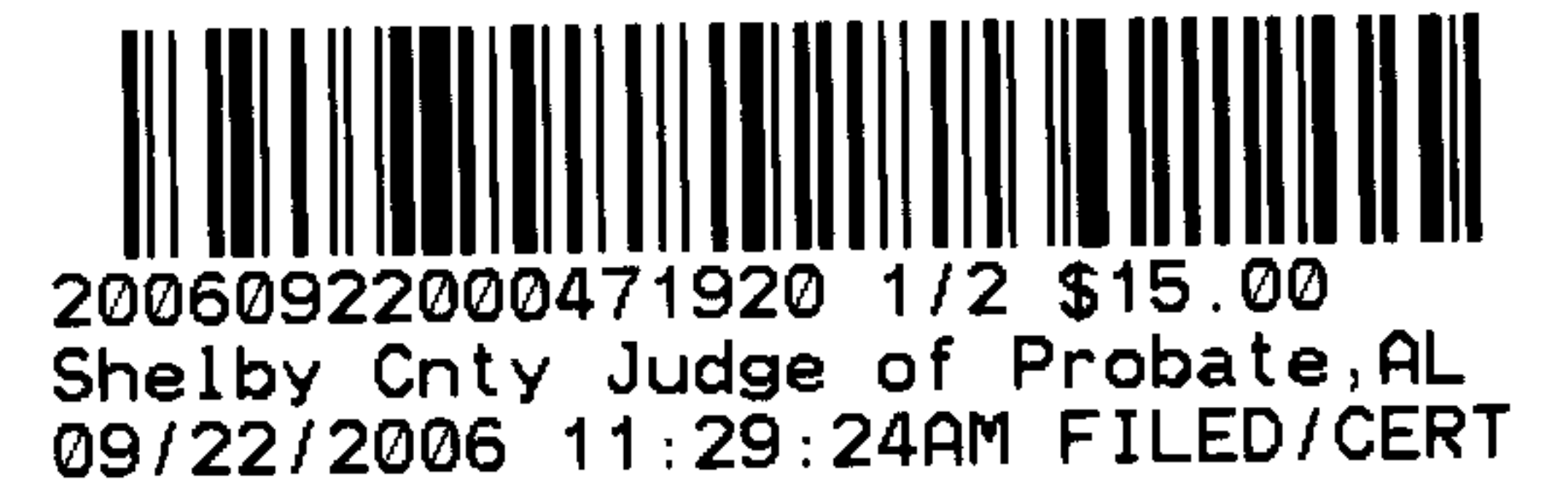
This instrument was prepared by:  
Shelby County Abstract & Title Co., Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Jeffery M. Carter  
1726 Alston Farm Road  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,



SHELBY COUNTY

That in consideration of Two Hundred Fifty Five Thousand dollars and Zero cents (\$255,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

The Earl C. McCrary Living Trust, Dated October 3, 2002 and any amendments thereto (herein referred to as grantors) do grant, bargain, sell and convey unto Jeffery M. Carter and Michelle C. Carter (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to taxes for 2006.

Constitutes no part of the homestead of the grantor or spouse.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

(\$255,000.00) of the above mentioned purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of September, 2006.

\_\_\_\_\_  
(Seal) Earl C. McCrary, Trustee (Seal)  
The Earl C. McCrary Living Trust  
  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

Earl C. McCrary, as Trustee of

The Earl C. McCrary Living Trust 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 conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this. 15th day of September, 2006

Jaquet F. Harrison  
Notary Public, My Commission Expires: 10/16/08



20060922000471920 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
09/22/2006 11:29:24AM FILED/CERT

## EXHIBIT A

Two parcels of land in the Southeast Quarter of the Northwest Quarter of Section 17, Township 21 South, Range 1 East, being more particularly described as follows:

### PARCEL I:

Commencing at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence South 00 degrees 08 minutes 31 seconds East, along the West line of said sixteenth section, a distance of 665.65 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the point of beginning; thence south 00 degrees 08 minutes 31 seconds East, along the West line of said sixteenth section, a distance of 665.65 feet to a point; thence south 89 degrees 54 minutes 57 seconds East, a distance of 3399.82 feet to a point on the West right of way of County Highway No. 5; thence North 03 degrees 48 minutes 26 seconds West, along said right of way, a distance of 20.12 feet to a point; thence South 89 degrees 54 minutes 57 seconds West, a distance of 3145.31 feet to a point; thence North 00 degrees 02 minutes 53 seconds East, a distance of 645.81 feet to a point; thence North 89 degrees 57 minutes 07 seconds West, a distance of 255.25 feet to the point of beginning.

### PARCEL II:

Commencing at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence South 00 degrees 08 minutes 31 seconds East, along the West line of said sixteenth section, a distance of 434.00 feet to the point of beginning; thence South 00 degrees 08 minutes 31 seconds East, along the West line of said sixteenth section, a distance of 231.66 feet to a point; thence South 89 degrees 57 minutes 07 seconds East, a distance of 472.08 feet to a point; thence North 39 degrees 09 minutes 32 seconds West, along an existing fence, a distance of 213.56 feet to a point; thence North 55 degrees 49 minutes 18 seconds West, along an existing fence, a distance 85.17 feet to a point; thence North 75 degrees 37 minutes 56 seconds West along an existing fence, a distance of 35.84 feet to a point; thence south 84 degrees 59 minutes 09 seconds West along an existing fence, a distance of 147.61 feet to a point; thence North 75 degrees 11 minutes 35 seconds West, along an existing fence, a distance of 88.52 feet to the point of beginning.

### EASEMENT DESCRIPTION:

Beginning at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Northwest corner of the Southeast quarter of the Northwest Quarter of said Section 17; thence North 00 degrees 08 minutes 31 seconds East, a distance of 81.41 feet to the South right of way of the Austin Farm Road; thence North 89 degrees 55 minutes 18 seconds East, a distance of 30.00 feet to a point; thence South 00 degrees 08 minutes 31 seconds East, a distance of 530.16 feet to a point; thence North 75 degrees 11 minutes 35 seconds West, a distance of 33.10 feet to a point; thence North 00 degrees 08 minutes 31 seconds West a distance of 434.00 feet to the point of beginning.  
Situating in Shelby County, Alabama.