

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH UTILIZING THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.

This Instrument Was Prepared By: G. Wray Morse, Attorney at Law 1920 Valleydale Road Birmingham, Alabama 35244 Send Tax Notice to:
Jeff Carroll
840 Round Hill Road
Pelham, Alabama 35124

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Thirty Nine Thousand and 00/100 Dollars (\$39,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **D. Elwyn Bearden and Debby S. Bearden, husband and wife** (hereinafter referred to as GRANTORS),do hereby grant, bargain, sell and convey unto **Jeff Carroll and Cindy Carroll** (hereinafter 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 situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 8, according to the Survey of Metrock Industrial Park, as recorded in Map Book 35, at Page 27, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, covenants, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the $\frac{7+4}{2}$ day of December, 2006.

D. Elwyn Bearden

Debby S. Bearden

STATE OF ALABAMA
COUNTY OF 54e/64

I, the undersigned, a notary public in and for said county in said state, hereby certify that **D. Elwyn Bearden and Debby S. Bearden, husband and wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ______ day of December, 2006.

The Commission Expires September 7, 2010

Notary Public

My Commission Expires: _

Shelby County, AL 12/13/2006

State of Alabama

Deed Tax:\$39.00