20070418000179690 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/18/2007 11:56:00AM FILED/CERT

SEND TAX NOTICE TO:
Mr. & Mrs. Randall P. Krueger
1021 Long Branch Parkway
Calera, Alabama 35040

THIS INSTRUMENT PREPARED BY:
Tompkins & Somma LLC
3009 Firefighter Lane
Birmingham, Alabama 35209

**STATE OF ALABAMA** )

**GENERAL WARRANTY DEED WITH JOINT RIGHTS OF SURVIVORSHIP**

**COUNTY OF SHELBY** )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Two Hundred Eighteen Thousand and 00/100 Dollars ($218,000.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, **Carter Homebuilders, Inc.**, an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randall P. Krueger and Rebecca G. Krueger** (herein referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 110, ACCORDING TO THE FINAL PLAT OF LONG BRANCH ESTATES PHASE 1, AS RECORDED IN MAP BOOK 34, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. Those taxes and special assessments for the year 2007, and subsequent years, which are not yet due and payable.

2. Restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record.

3. Coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

All of the consideration recited above was paid from the proceeds of a mortgage loan(s) executed simultaneously herewith.

**TO HAVE AND TO HOLD** the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the 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, and said survivor's heirs and assigns forever. And it does, for itself and for its successors and assigns, covenant with said Grantees, and their heirs and assigns, that it is lawfully seized in fee simple of said real estate; that said real estate is free from all liens and encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has hereunto caused this instrument to be executed this 13th day of April, 2007.

**Carter Homebuilders, Inc.**

**By: Kerry Carter**
**Its: President**

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**STATE OF ALABAMA )**

**COUNTY OF JEFFERSON )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kerry Carter**, whose name as President of Carter Homebuilders, Inc., an Alabama corporation, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this 13th day of April, 2007.

Notary Public
My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 24, 2010
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

JOSEPH SOMMA NOTARY PUBLIC STATE OF ALABAMA AT LARGE