

This instrument was prepared by:
/Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Sterling Edward Carver
~~644 County Road 432~~ 60 White Oak Tr.
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20070820000392990 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/20/2007 03:51:54PM FILED/CERT

That in consideration of Sixty Six Thousand One Hundred Thirty Seven dollars and Forty Nine cents (\$66,137.49) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rhonda Bearden Carver, a Single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Sterling Edward Carver and Denise Carver (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 Attached Exhibit "A" Legal Description

Subject to taxes for 2007 and subsequent years.

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.

(\$66,719.49) of the 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 6th day of August 2007.

_____ (Seal)	<u>Rhonda Bearden Carver</u> (Seal) Rhonda Bearden Carver
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

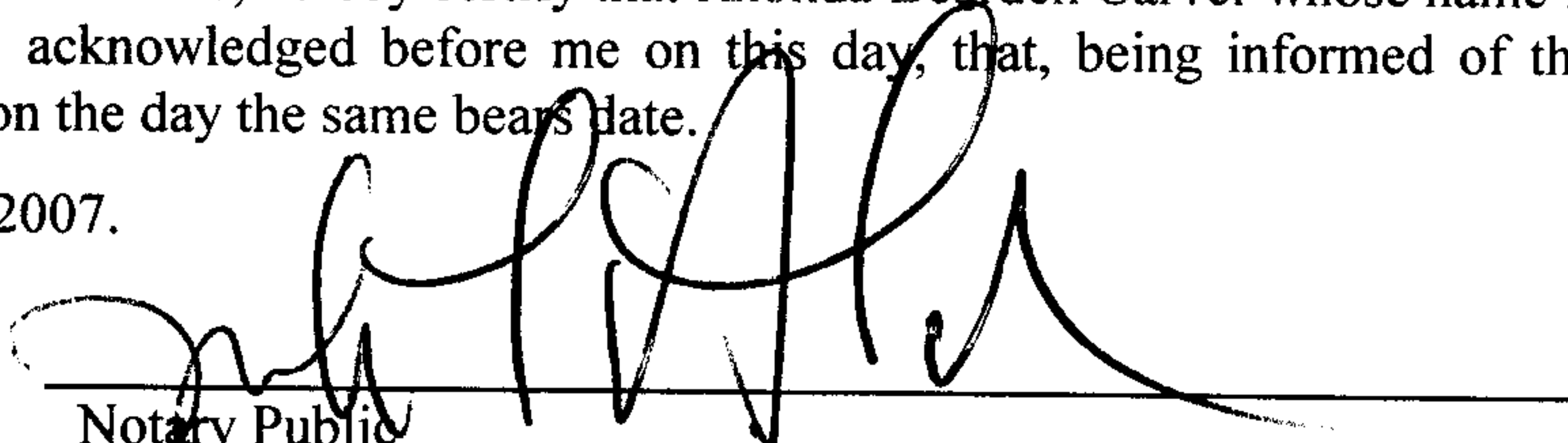
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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rhonda Bearden Carver 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 6th day of August 2007.



Notary Public
My Commission Expires: 10/16/08

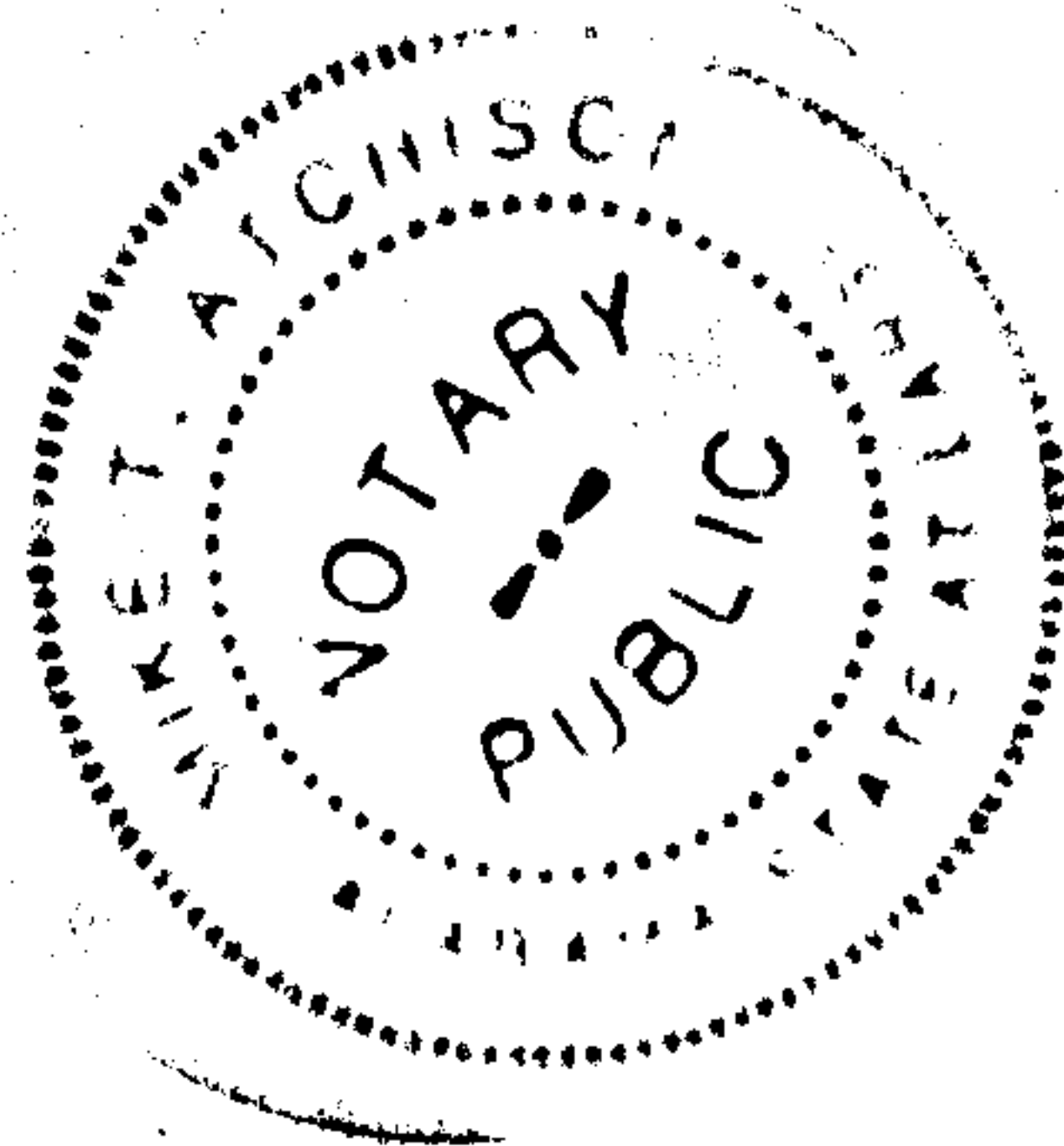


Exhibit "A"

A parcel of land in the SW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the NW corner of said 1/4 1/4 Section; thence run East along the North 1/4 1/4 line 176.93 feet; thence turn right 94 deg. 43 min. 59 sec. and run South 249.32 feet; thence turn right 76 deg. 04 min. 03 sec. and run Westerly 159.69 feet; thence turn right 99 deg. 27 min. 58 sec. and run North 274.00 feet along the West 1/4 1/4 line to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A parcel of land in the NW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the SW corner of said 1/4 1/4 Section; thence run North along the West 1/4 1/4 line 237.98 feet to a point on the Southeast right of way of Shelby County, Highway No. 32 (Pumpkin Swamp Road), thence turn right 54 deg. 50 min. 48 sec. and run Northeast 19.50 feet to the West side of a 20 foot easement; thence turn right 97 deg. 19 min. 40 sec. and run Southeast 190.09 feet along said easement; thence turn left 14 deg. 10 min. 21 sec. and run Southeast 107.98 feet along said easement to a point on the South line of said 1/4 1/4 Section; thence turn right 131 deg. 43 min. 14 sec. and run West 176.93 feet along said 1/4 1/4 line to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A non-exclusive easement for ingress, egress and utilities 20 feet wide, 10 feet on each side of the following described centerline:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence turn East 190.32 feet along said 1/4 1/4 line to the point of beginning of said centerline; thence turn left 131 deg. 43 min. 14 sec. and run Northwest 115.64 feet; thence turn right 14 deg. 10 min. 21 sec. and run Northwest 190.14 feet to a point on the Southeast right of way of Shelby County Highway No. 32 and the end of said centerline; being situated in Shelby County, Alabama.