

This instrument prepared by:
William A. Short, Jr.
300 North 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:
George Carter
164 Windsor Lane
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Seventy Eight Thousand Five Hundred and No/100 Dollars (\$178,500.00) and for other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Gary Michael Lange**, (herein referred to as grantor), grant, bargain, sell and convey unto **George L. Carter and wife, Beverly B. 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"

TO HAVE AND TO HOLD to the said Grantees as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, I have hereunto set our hands and seals this _____ day of

February 2, 2009.


GARY MICHAEL LANGE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that GARY MICHAEL LANGE 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2009.


Notary Public
My Commission Expires: 1-3-11

Shelby County, AL 02/04/2009
State of Alabama

Deed Tax: \$178.50

EXHIBIT "A"

Part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run in an Easterly direction along the South line of said $\frac{1}{4}$ - section for a distance of 77.98 feet; thence turn an angle to the left of 75 deg. 33 min. 30 sec. and run in a Northeasterly direction along the East line of Lots 14, 15 16, 17 and 18, Block 3, Resurvey of Georges Subdivision of Keystone Sector 3, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 33, for a distance of 460.0 feet to the point of beginning; thence turn an angle to the right of 87 deg. 45 min. 30 sec. and run in a Southeasterly direction for a distance of 280.40 feet; thence turn an angle to the left of 73 deg. 47 min. and run in a Northeasterly direction for a distance of 190.03 feet; thence turn an angle to the left of 91 deg. 43 min. 30 sec. and run in a Northwesterly direction for a distance of 51.73 feet, more or less, to a corner of Lot 3, Circle Hill Subdivision as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, Page 112; thence turn an angle to the left of 94 deg. 51 min. 22 sec. and run in a Southwesterly direction for a distance of 45.42 feet to the Northeast corner of said Lot 3, Circle Hill Subdivision; thence turn an angle to the right of 82 deg. 36 min. 22 sec. and run in a Northwesterly direction along the South line of Lots 3 and 4 of said Circle Hill Subdivision for a distance of 269.68 feet to the Southwest corner of said Lot 4; thence turn an angle to the left of 90 deg. and run in a Southwesterly direction along the East line of Lots 20, 19 and 18, Block 3 of said Resurvey of Georges Subdivision of Keystone Sector 3, for a distance of 161.31 feet to the point of beginning.

Easement: Also included in this conveyance is a non-exclusive easement for ingress, egress and utilities, fifty feet in width running from the subject property to County Highway #68 to and then over and across that same property made the subject of a condemnation by the Town of Alabaster for its water tower as set out and described in Minutes 32, Page 655 in the Probate Office of Shelby County, Alabama.

STANDARD EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Restrictions upon the use of the premises not appearing in the public records.
7. Homestead or other marital rights of the spouse, if any, of any individual insured.

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Shelby Cnty Judge of Probate, AL
02/04/2009 01:59:36PM FILED/CERT

SPECIAL EXCEPTIONS:

8. Taxes, assessments or dues from the local district for the year 2009, and subsequent years, a lien not yet due and payable.
9. The policy does not insure against any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.
10. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.