

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 Thirty Seven Thousand five Hundred and No/100 Dollars (\$37,500.00) and for other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we , **G. Michael Lange and wife Yan W. Lange** (herein referred to as grantors), 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:

Lot 96, according to the Survey of Weatherly, Oxford Sector 10, as recorded in Map Book 19, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to: See EXHIBIT "A"

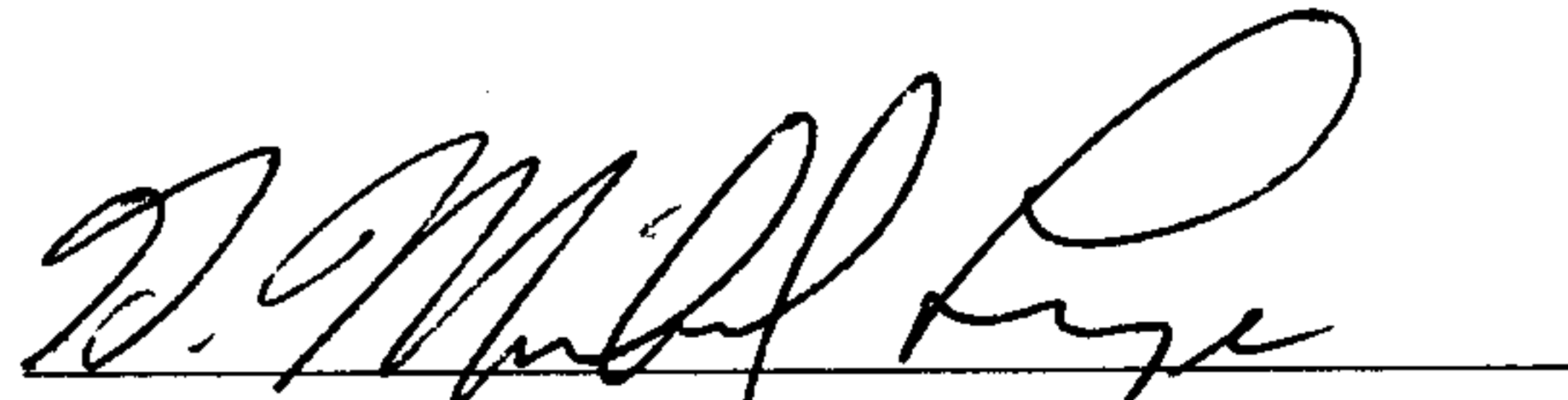
TO HAVE AND TO HOLD to the said Grantees as joint tenants with right of survivorship.

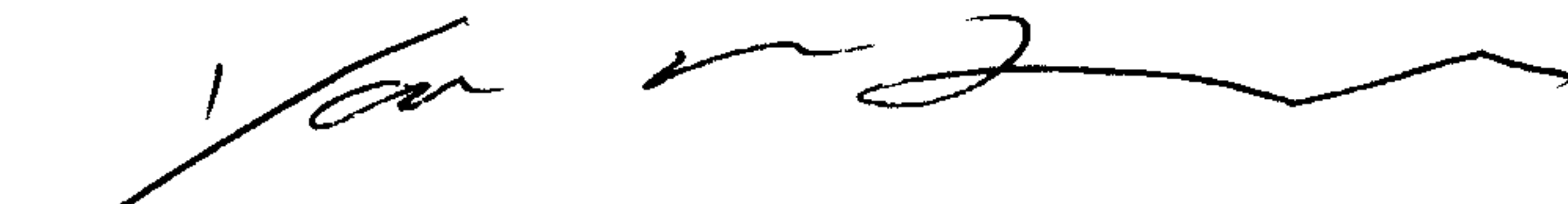
And we do for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey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

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

February 2, 2009.


G. MICHAEL LANGE


YAN W. LANGE

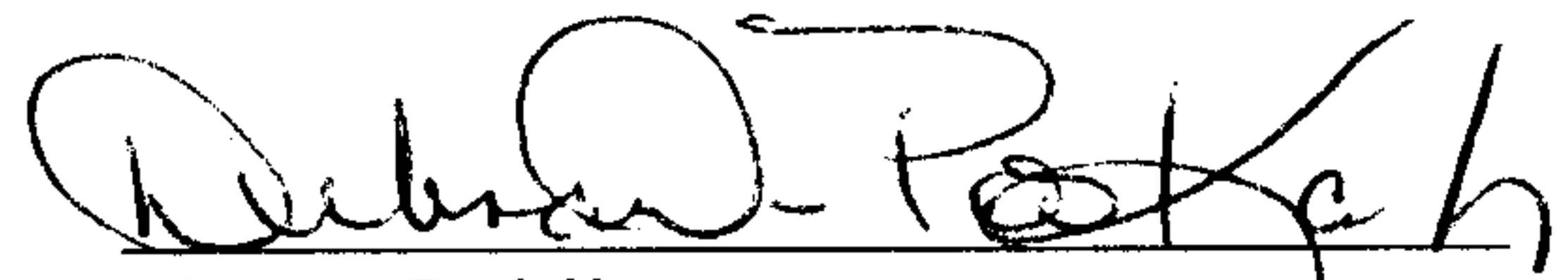
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that G. MICHAEL LANGE and YAN W. LANGE 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 2nd day of February, 2009.

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

Deed Tax: \$37.50


Notary Public
My Commission Expires: 1-5-11



20090204000036710 2/3 \$54.50
Shelby Cnty Judge of Probate, AL
02/04/2009 01:59:37PM FILED/CERT


EXHIBIT "A"

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.

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. Restrictions, public utility easements, and building setback lines as shown on recorded map of said subdivision.
11. Terms and conditions concerning storm and water runoff, as shown in Instrument #1997-08988, in Probate Office.
12. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #1994-34723.
13. Easements as to underground cable to Alabama Power Company, as recorded in Instrument #1995-12822, in Probate Office.
14. 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 as recorded in Deed Book 244, page 587 and Deed Book 33, page 30 in the Probate Office of Shelby County, Alabama.


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