


#100,000

TITLE NOT EXAMINED

Prepared by:  
Gregory L. Case  
FORSTMAN & CUTCHEN, L.L.P..  
2552 18<sup>th</sup> Street South  
Birmingham, AL 35209

  
20110419000119260 1/1 \$112.00  
Shelby Cnty Judge of Probate, AL  
04/19/2011 09:27:00 AM FILED/CERT

Send Tax Notice to:  
Keith E. Karr  
32 Overhill Road  
Montevallo, AL 35115

## WARRANTY DEED-JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA                     )  
SHELBY COUNTY                        )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Five Hundred and 00/100 (\$500.00) Dollars** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Frances L. Karr, an unmarried woman** (herein referred to as grantor) do grant, bargain, sell and convey unto **Keith Evan Karr, a married man and Frances L. Karr, an unmarried woman** as Joint Tenants with Right of Survivorship, (herein referred to as Grantees) the following described real estate situated in **Shelby County, Alabama**, to wit:

A parcel of land in the SE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said 1/4-1/4 section; thence run South 81 degrees 28 minutes East 106.41 feet (measured) 108.06 feet (map) to the point of beginning; thence continue last course 452.56 feet; thence run North 10 degrees 28 minutes West 393.46 feet to a point on the South right-of-way of Overhill Road, said point being on the clockwise curve having a delta angle of 06 degrees 20 minutes 58 seconds and a radius of 439.64 feet; thence run along the arc of said curve 50.00 feet along said right-of-way; thence run South 56 degrees 04 minutes West 347.05 feet; thence run South 03 degrees 55 minutes East 290.22 feet to the point of beginning.

Subject to Current Taxes, all matters of Public Record including, but not limited to Easements, Restrictions and Rights of Way of Record, or anything which may be viewed by observation.

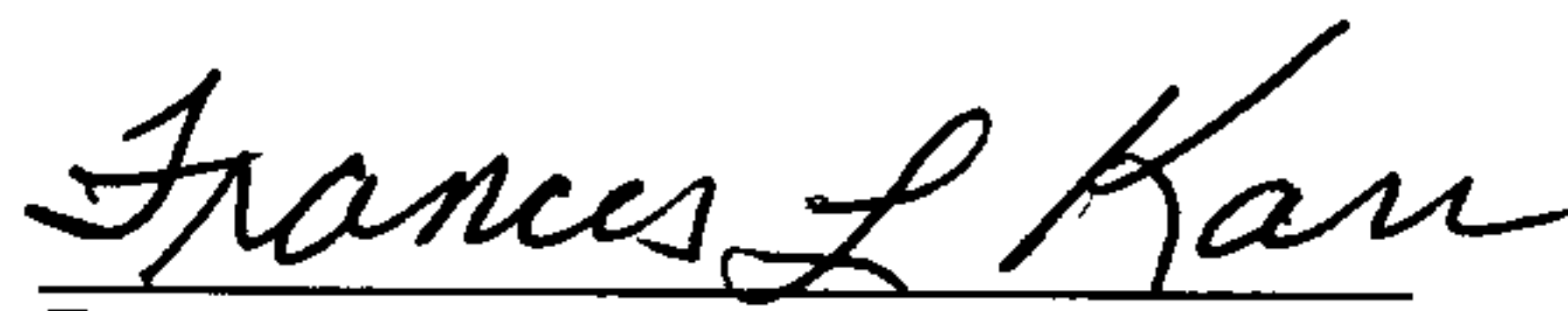
**TO HAVE AND TO HOLD**, to the said GRANTEE for and during her life, and to the heirs and assigns of such GRANTEE forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30<sup>th</sup> day of March, 2011.

WITNESS:



  
Frances L. Karr

### GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA                     )  
SHELBY COUNTY                        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frances L. Karr** whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of March A.D. 2011.

  
NOTARY PUBLIC

My Commission Expires: ~~NOTARY PUBLIC~~ STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Sep 28, 2012  
BONDED THIRD NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 04/19/2011  
State of Alabama  
Deed Tax: \$100.00