

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Clarence Edward Carter
PO Box 53
Alabaster, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten thousand and no/100 (\$10,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Clarence E. Carter, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Clarence E. Carter and Peggy C. Dunaway and Debra Jo Carter** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument was prepared without the benefit of title.

Clarence E. Carter is the surviving grantee of that certain deed recorded in RB 169, Page 323 and RB 348, Page 997, the other grantee, Nell E. Carter, having died on or about January 30, 2011.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 11th day of January, 2012.

Clarence E. Carter
Clarence E. Carter

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clarence E. Carter, an unmarried man**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2012.

STEPHANIE JONES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 26, 2013

Stephanie Jones
Notary Public
My Commission Expires: 02-26-13

EXHIBIT "A"

Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 27, Township 24 North, Range 15 East; thence run North along the West line of said 1/4-1/4 Section a distance of 466.30 feet to a point on contour elevation 397.00; thence turn a deflection angle of 128 deg. 54 min. to the right and run a distance of 14.19 feet; thence turn a deflection angle of 35 deg. 56 min. to the left and run a distance of 255.77 feet; thence turn a deflection angle of 75 deg. 51 min. to the left and run a distance of 119.37 feet to a point on the centerline of an un-named gravel road; thence turn a deflection angle of 10 deg. 19 min. to the right and run a distance of 288.71 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet; thence turn a deflection angle of 104 deg. 23 min. 00 sec. to the left and run a distance of 257.54 feet to a point on contour elevation 397.00; thence turn a deflection angle of 69 deg. 36 min. 00 sec. to the left and run a distance of 88.36 feet; thence turn a deflection angle of 107 deg. 20 min. 54 sec. to the left and run a distance of 263.87 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4, Section 27, Township 24 North, Range 15 East, Shelby County, Alabama.

ALSO:

The N 1/2 of the following parcel of land:
Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 27, Township 24 North, Range 15 East, thence run North along the West line of said 1/4 1/4 Section, a distance of 466.30 feet to a point on contour elevation 397.00 feet; thence turn a deflection angle of 128 degrees 54 minutes to the right and run a distance of 14.19 feet; thence turn a deflection angle of 35 degrees 56 minutes to the left and run a distance of 255.77 feet; thence turn a deflection angle of 75 degrees 51 minutes to the left and run a distance of 119.37 feet to a point on the center line of an unnamed gravel road; thence turn a deflection angle of 10 degrees 19 minutes to the right and run a distance of 188.71 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet; thence turn a deflection angle of 101 degrees 19 minutes 54 seconds to the left and run a distance of 263.87 feet to contour elevation 397.00 feet; thence turn a deflection angle of 92 degrees 06 minutes to the left and run a distance of 101.71 feet; thence turn a deflection angle of 91 degrees 14 minutes 46 seconds to the left and run a distance of 240.51 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4 of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama.



20120111000014890 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
01/11/2012 02:54:07 PM FILED/CERT

Shelby County, AL 01/11/2012
State of Alabama
Deed Tax: \$10.00