



20120207000046380 1/1 \$94.00
Shelby Cnty Judge of Probate, AL
02/07/2012 02:29:01 PM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

Shelby County, AL 02/07/2012
State of Alabama
Deed Tax: \$82.00

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **EIGHTY TWO THOUSAND AND NO/100 (\$82,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **KENNETH G. CARSON AND ROZLYN ELISE CARSON, HUSBAND AND WIFE**, hereinafter referred to as GRANTOR(S), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto **KENNETH G. CARSON AND ROZLYN ELISE CARSON, HUSBAND AND WIFE**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of SHELBY, State of Alabama, to-wit:

**LOT 353, ACCORDING TO THE SURVEY OF WYNDHAM, WYNWOOD SECTOR,
PHASE III, AS RECORDED IN MAP BOOK 24, PAGE 129, IN THE OFFICE OF THE JUDGE
OF PROBATE OF SHELBY COUNTY, ALABAMA.**

THE PURPOSE OF THIS DEED IS TO ADD ROZLYN ELISE CARSON TO TITLE.

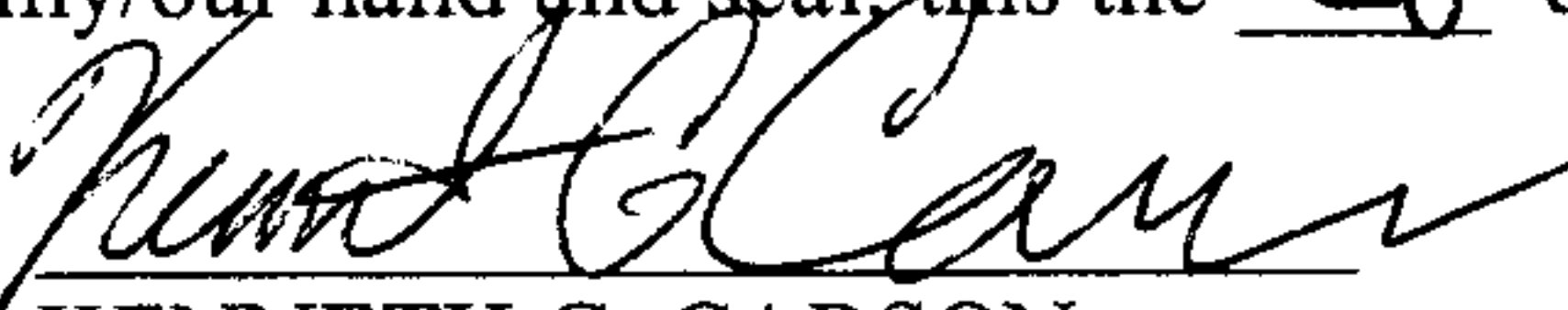
PREPARER OF THIS DOCUMENT IS ACTING AS SCRIVENER ONLY. NO TITLE SEARCH WAS CONDUCTED.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records. Ad valorem taxes for the year 2012, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 26th day of January, 2012.


KENNETH G. CARSON


ROZLYN ELISE CARSON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that KENNETH G. CARSON AND ROZLYN ELISE CARSON whose name(s) is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 2012.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
KENNETH G. CARSON
ROZLYN ELISE CARSON
8322 WYNWOOD CIRCLE
HELENA, AL 35080

