

This instrument prepared by:  
Sean Depp  
Real Advantage, LLC  
1000 Commerce Drive, Suite 420  
Pittsburgh, PA 15275

Send Tax Notice to:  
Michael P. Carter  
Hillary G. Carter  
373 Deer Ridge Lane  
Chelsea, AL 35043

### Quitclaim Deed

(This deed is being executed to correct the spelling of grantees name)

State of Alabama

Shelby County

KNOWN ALL MEN BY THESE PRESENTS

That in consideration of Zero and 00/100 (\$0.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we **Michael P. Carter and Hilary G. Carter, For and during their joint lives and upon the death of either of them** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **Michael P. Carter and Hilary G. Carter** (herein referred to as GRANTEE) **For and during their joint lives and upon the death of either of them**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

All that property situate in the County of Shelby and State of Alabama described as:

Lot 17, according to the survey of Deer Ridge Lakes, Sector 2, Phase 2, as recorded in map book 33, Page 116 in the Probate Office of Shelby County Alabama, being situated in Shelby County, Alabama.


Being the same property conveyed to Michael P. Carter and Hilary G. Carter in deed dated 10/31/2007 recorded on 11/06/2007 in Instrument #20071106000512400 in the County of Shelby and State of Alabama.

More commonly known as: 373 Deer Ridge Lane, Chelsea, AL 35043.

Parcel id: 14-6-14-0-000-001.050

TO HAVE AND TO HOLD Unto the said GRANTEES 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 hereby created is gave and 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 he 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

  
20120511000166420 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
05/11/2012 01:30:55 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7<sup>th</sup> day of May, 2012

Michael P. Carter  
Michael P. Carter  
Hillary G. Carter  
Hillary G. Carter

STATE OF ALABAMA  
Shelby COUNTY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

Michael P. Carter + Hillary G. Carter

Whose names are signed to the foregoing conveyance and who are known to me or satisfactorily proven to be the person(s) whose name(s) subscribed to the foregoing conveyance, 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 the 7<sup>th</sup> day of May, 2012

Hershelte Hamilton  
Notary Public  
12-02-2013

  
20120511000166420 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
05/11/2012 01:30:55 PM FILED/CERT