


This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Spencer A. Ross
205 Canter Circle
Alabaster, AL 35007
(Also property address)


20141202000377770 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
12/02/2014 09:40:15 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Eighty-Seven Thousand Five Hundred and No/100 -----
-----(\$287,500.00) Dollars
As evidenced by closing statement.
to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Connie S. Carter, an unmarried woman
(Whose address is 4940 Hawthorne Pl. Chelsea, AL 35043)
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Spencer A. Ross and Audrey D. Ross
(Whose address is the property address)
(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby county, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to: Current taxes, easements, restrictions and rights-of-way of record.

\$ 273,125.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Connie S. Carter is the surviving grantee of deed recorded in Instrument #20060628000310810, in the Probate Office of Shelby County, Alabama. The other grantee, Jimmy Lee Carter, having died on or about May 5, 2009..

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 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 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, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

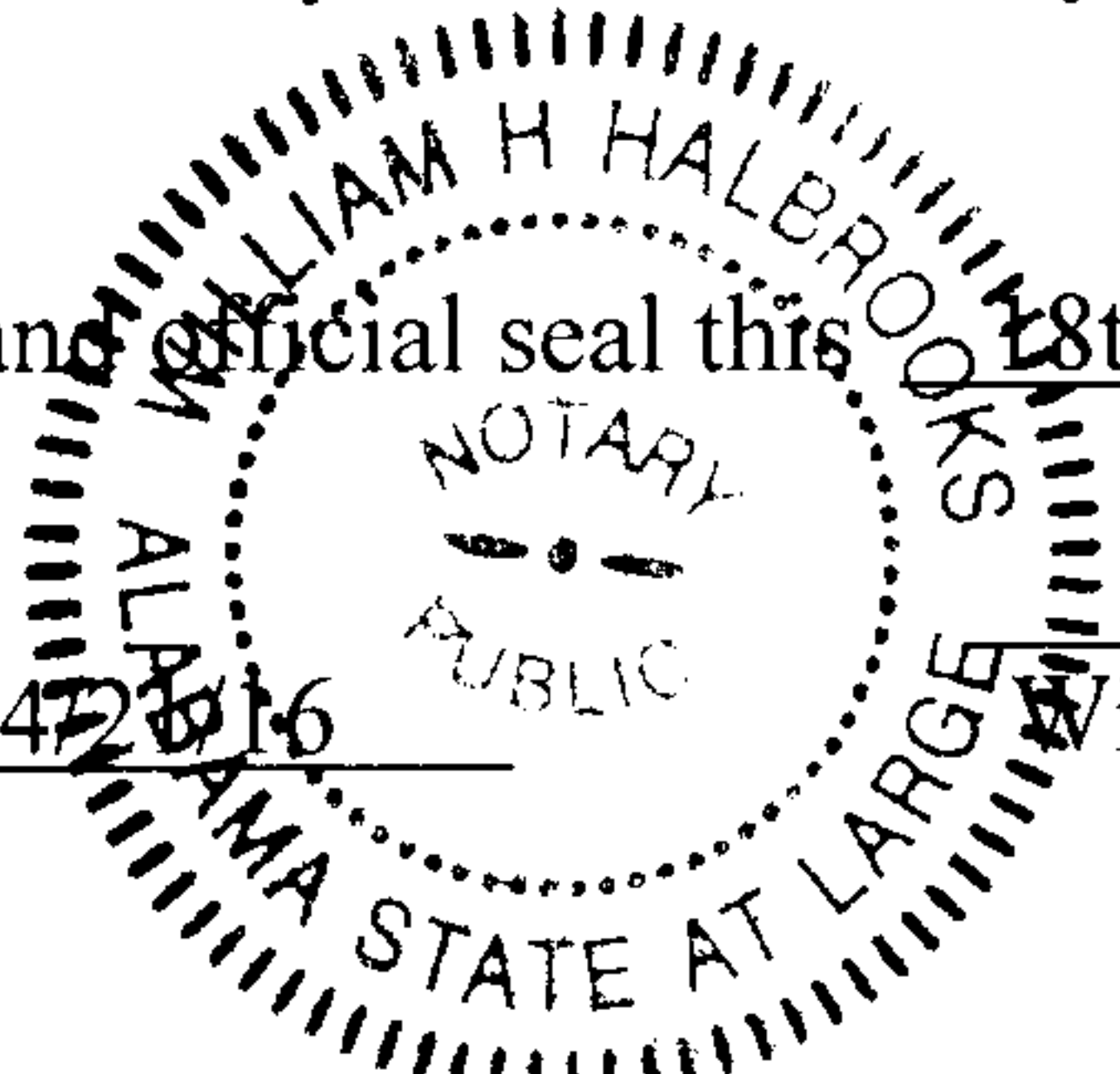
IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 18th day of November, 2014.

Connie S. Carter (Seal)
Connie S. Carter
Shelby County, AL 12/02/2014
State of Alabama
Deed Tax: \$14.50
(Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Connie S. Carter, 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 18th day of November, A.D., 2014.
My Commission Expires: 4/23/16
William H. Halbrooks
William H. Halbrooks, Notary Public



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Exhibit "A"

Attached Legal Description

Lot 33, in the Saddle Lake Farms Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Covenants as recorded in Instrument #1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc., as recorded in Instrument #1995-175330, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said unit being more particularly described in the floor plans and Architectural Drawings of Saddle Lake Farms Condominiums as recorded in Map Book 20, Page 20 A & B, in the Office of the Judge of Probate Shelby County, Alabama