

**This instrument was prepared by:**

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Birmingham, Alabama 35243  
(205) 443-9027

Send Tax Notice To:

Fields  
136 Ashford Way  
Alabaster, AL 35007

**WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**20170905000321880 09/05/2017 10:28:28 AM DEEDS 1/2**

STATE OF ALABAMA )

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That, in consideration of \$170,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, John David Carter and Dana Carter f/k/a Dana J. Wilson, (grantee in deed recorded in instrument #20040419000201510), a married couple (the "Grantor", whether one or more), whose mailing address is 217 Queens Gate Maylene, AL 35114, do hereby grant, bargain, sell, and convey unto Emily S. Fields and William David Fields, III (the "Grantees"), whose mailing address is 136 Ashford Way Alabaster, AL 35007, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 136 Ashford Way, Alabaster, AL 35007; to-wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the 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 same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$161,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, John David Carter and Dana Carter f/k/a Dana J. Wilson, (grantee in deed recorded in instrument #20040419000201510), a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of August, 2017.

John David Carter  
John David Carter

Dana Carter f/k/a Dana J. Wilson  
Dana Carter f/k/a Dana J. Wilson

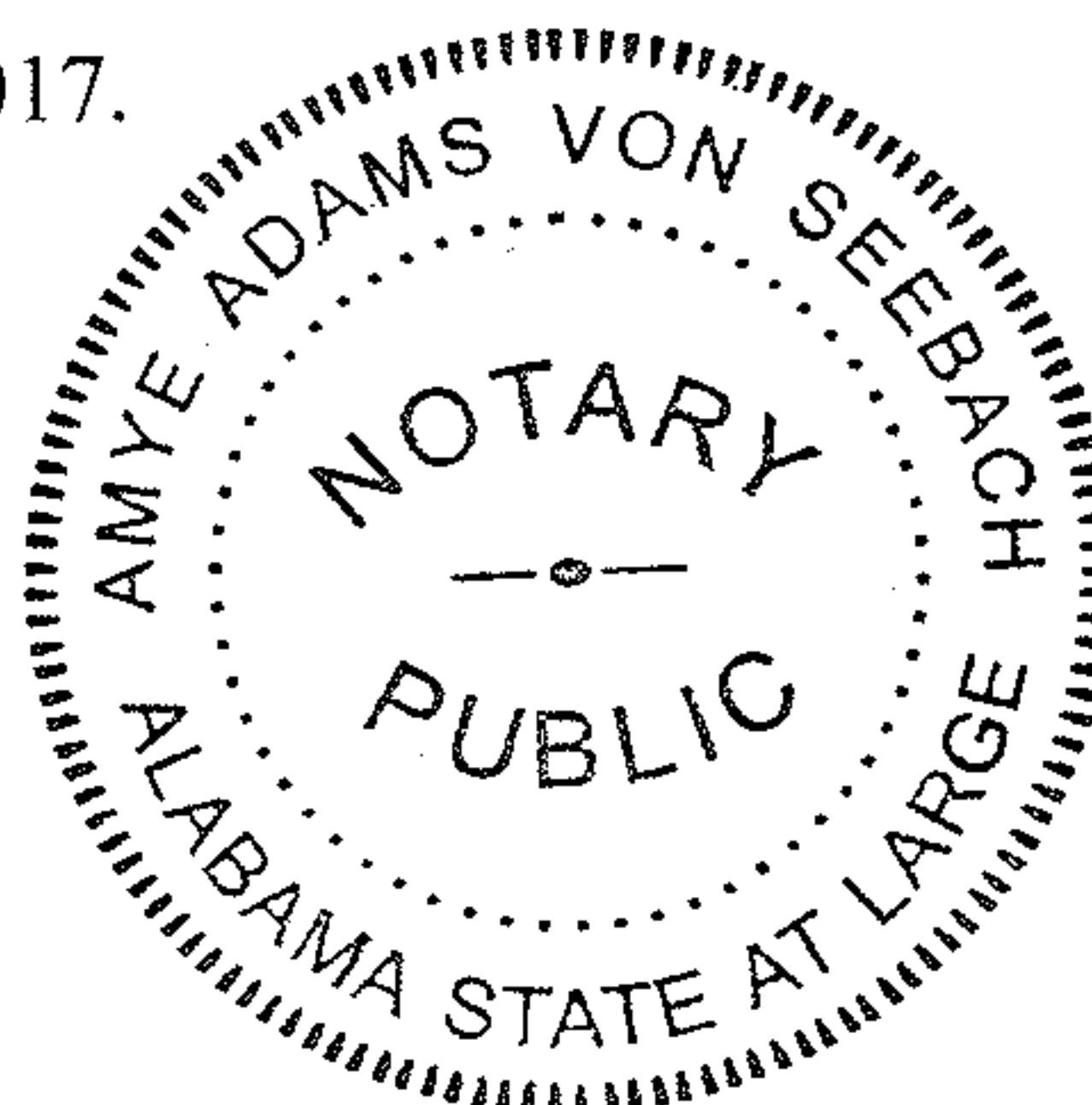
State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that John David Carter and Dana Carter f/k/a Dana J. Wilson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 31st day of August, 2017.

Amy Adams von Seebach  
Notary Public

Commission Expires: My Commission Expires:  
June 17, 2021



S17-1848CDF

**EXHIBIT "A"**  
**Legal Description**

Lot 36, according to the Survey of 2nd Phase, Cambridge Pointe, 2nd Sector, as recorded in Map Book 18, page 24, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/05/2017 10:28:28 AM  
\$26.50 CHERRY  
20170905000321880

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.