

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

**JAMES R. MONCUS, JR.**  
**ATTORNEY AT LAW**  
**1318 ALFORD AVENUE SUITE 102**  
**BIRMINGHAM AL 35226**

**Roney J. Desormeaux**  
**4346 Morningside Drive**  
**Helena, AL 35080**

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Three Thousand Five Hundred and No/100 (\$93,500.00) Dollars to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

**WILLIAM B. COTNEY, JR. AND WIFE, DEBRA R. COTNEY**

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

**RONEY J. DESORMEAUX AND CHARLINE MOUISSET**

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 4, in Block 4, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173, in the Probate Office of Shelby County, Alabama.**

Subject to all easements, restrictions, and rights-of-way of record.

\$ 84,150.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the same unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1994-36381

12/12/1994-36381  
03:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 20.70

Inst # 1994-36381

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)  
this 7th day of December, 1994.

William B. Cotney, Jr.  
WILLIAM B. COTNEY, JR.

Debra R. Cotney  
DEBRA R. COTNEY

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that  
**WILLIAM B. COTNEY, JR. AND WIFE, DEBRA R. COTNEY**, whose names are signed  
to the foregoing conveyance and who are known to me, 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 seal this the 7th day of December, 1994.

[Signature]  
Notary Public

MY COMMISSION EXPIRES: 2/23/96

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