

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Pelham Law Office
(Address) 3150 Hwy 52 West
Pelham, AL 35124

Send Tax Notice to:

(Name) Shelli L. Treadwell and David Treadwell
(Address) 141 Beach Circle
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Three Thousand Nine Hundred 00/100 (\$133,900.00) DOLLARS

to the undersigned grantor Gibson & Anderson Construction, Inc.

a corporation.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Shelli L. Treadwell and David Treadwell, Married

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 10, according to the Survey of Cahaba Beach Townhomes, as recorded in Map Book 22, Page 31, in the Probate Office of SHELBY County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$127,205.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1999-49173

12/06/1999-49173
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1998 15.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its _____ President, who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 30th day of November, 19 99.

ATTEST:

Secretary

Gibson & Anderson Construction, Inc.

By Earl M. Gibson President

STATE OF ALABAMA

SHELBY

County

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Earl M. Gibson, whose name as President of Gibson & Anderson Construction, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 30th day of November, A.D. 19 99.

2-25-2001

My Commission Expires:

Notary Public