

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

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

That in consideration of \$90,150.00 to the undersigned Grantor, Kenny Dale Cost and Donald E. Lowery, both married but not joined by spouses; dba CNC Construction Company 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 Carl Tipton Edwards, a married man and Karen W. Edwards, his wife (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 2, according to the Survey of The Willows at Calera, as recorded in Map Book 26, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Address of Property: 2028 15th Street, Calera, AL 35040

Described property to become the homestead of Grantees.

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$87,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said 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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28 day of April, 2000.

By:

Kenneth D. Cost  
Grantor

Donald E. Lowery  
Grantor

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenny Dale Cost and Donald E. Lowery, both married but not joined by spouses; dba CNC Construction Company 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28 day of April, 2000

Valerie A. England  
Notary Public  
Commission Expires 02/25/04

**THIS INSTRUMENT PREPARED BY:**

Kevin Hays and Associates, P.C.  
100 Concourse Parkway, Suite 101  
Birmingham, Alabama 35244

**SEND TAX NOTICES TO:**

Carl Tipton Edwards  
2028 15th Street  
Calera, AL 35040

Inst # 2000-14635

05/04/2000-14635  
10:10 AM CERTIFIED  
SHELBY COUNTY JUDGE & CLERK