

SEND TAX NOTICE TO:
(Name) Myra Nell Caton
(Address) 10601 Highway 17
Maylene, AL 35114

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 2001-00747

01/08/2001-00747
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
16.50
002 HMB

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar & other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Myra Nell Caton, a single woman, George Gary Caton, a single man, Timmy Joe Caton, a single man, and Gaynell Caton, a single woman**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Timmy Joe Caton and Gaynell Caton** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel One:

Beginning at the Southwest corner of Lot 9 (map showing "First Addition to the R. E. Whaley Subdivision of the Town of Maylene") and proceeding North 30 feet, thence East approximately 168.5 feet to the Southern Railroad right of way, thence 30 feet to the southeast corner of said Lot 9, thence 170.6 feet to the Southwest corner of said Lot 9.

Parcel Two:

Lot 8, First Addition to the R. E. Whaley Subdivision of the Town of Maylene, Alabama.

There is reserved and created in favor of Myra Nell Caton, a life estate in and to the above described property, and the right to live in the residence situated thereon as long as she shall live. Upon the death of said Myra Nell Caton, there is reserved and created in favor of Gaynell Caton a life estate in and to the above described property and the right to live in the residence situated thereon as long as she shall live.

As a condition of the life interest herein created, the said Myra Nell Caton, during her lifetime, and Gaynell Caton during her lifetime, shall be responsible for maintaining the house and improvements on said property in good condition, and paying the taxes assessed against said property.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 26 day of December, 2000.

Myra Nell Caton (SEAL)
Myra Nell Caton
George Gary Caton (SEAL)
George Gary Caton

Timmy Jo Caton (SEAL)
Timmy Jo Caton
Gaynell Caton (SEAL)
Gaynell Caton

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Myra Nell Caton, George Gary Caton, Timmy Joe Caton, and Gaynell Caton**, 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 official seal this 26 day of December, 2000.

Marie H. Caton (SEAL)
Notary Public

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