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This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Oakley K. Vincent, an unmarried man; Roger M. Vincent, an unmarried man,

herein referred to as grantors) do grant, bargain, sell and convey unto

Gerald W. Cain and Jane C. Cain

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

Shelby

County, Alabama to-wit:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 East, which is the point of beginning; thence South 1320 feet, more or less, along East line of said Section 29; thence turn right and run 330 feet; thence turn right and run 1320 feet; thence turn right and run 330 feet to the point of beginning; containing 10 acres, more or less, and being located in the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 29, Township 21 South, Range 1 East.

ALSO, the right to a non-exclusive easement along the private road easement established in deed recorded in Deed Book 327, Page 218, in the Probate Office of Shelby County, Alabama, said easement leading from Shelby County Hwy. #61 to the above described property. Mineral and mining rights excepted.

No timber shall be cut until the mortgage balance is less than \$8,000.00, EXCEPT on any area not to exceed one acre for a house site.

\$9,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, 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 noted 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.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this -----

day of May, 19 84.

WITNESS:

Patricia D. E. Jackson (Seal)

(Seal)

(Seal)

Oakley K. Vincent (Seal)

Roger M. Vincent (Seal)

(Seal)

Colorado

STATE OF ~~KANSAS~~

EL PASO

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Roger M. Vincent, an unmarried man,

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of May, A. D., 19 84

Form 31-A

ACKNOWLEDGEMENT CONTINUED ON REVERSE SIDE

My Commission Expires 13 Apr 87

Notary Public.

Harrison & Conwill

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Oakley K. Vincent, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 1984.

Judy R. Davis
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 12 PM 1:14

Thomas W. Henderson
JUDGE OF PROBATE

Deed TAX 1.00

Fee 3.00

Ind 1.00

5.00



Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

\$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

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