

SEND TAX NOTICE TO:

(Name) Larry Cain

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-75 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joe Adaway, an unmarried man

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

Larry E. Cain and wife, Jane R. 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:

From the SE corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, as point of beginning, run North along the $\frac{1}{4}$ $\frac{1}{4}$ line 104.6 feet to the South Right of Way line of U. S. Highway 280; deflect left 97 deg. 03 min. 30 sec. along said Right of Way line for 150 feet; deflect left 82 deg. 56 min. 30 sec. for 680.91 feet; deflect left 96 deg. 16 min. along a fence 14.76 feet; deflect left 83 deg. 44 min. for 578.4 feet, back to point of beginning. Situated in Shelby County, Alabama.

\$22,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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, I have hereunto set my hand(s) and seal(s), this 29th

day of October, 1985

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1985 OCT 31 AM 8:18

STATE OF ALABAMA

SHELBY COUNTY }

JUDGE OF PROBATE

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

hereby certify that Joe Adaway

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.

29th

October

A.D. 19 85

Given under my hand and official seal this

day of

Gregg M. Smith
Notary Public