

3/57

SEND TAX NOTICE TO:

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Nineteen Thousand, Five Hundred (\$19,500.00) DOLLARS, to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Albert L. Weber, a married man; Meint J. Huesman, a married man; and Thomas M. Poe, Jr., a married man (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto John H. Cunningham and wife, Christina S. Cunningham, (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 4, according to the survey of Chestnut Glenn, as recorded in Map Book 10, Page 103, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
3. Transmission line permits to Alabama Power Company as recorded in Real Record 084, Page 166, and Real Record 120, Page 559, in Probate Office.
4. Utility easements and building set back lines as shown on recorded map.
5. Restrictive Covenants as recorded in Real Record 126, Page 927, in Probate Office.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.


\$17,550.00 of the above consideration was paid from a mortgage recorded 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 in 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.

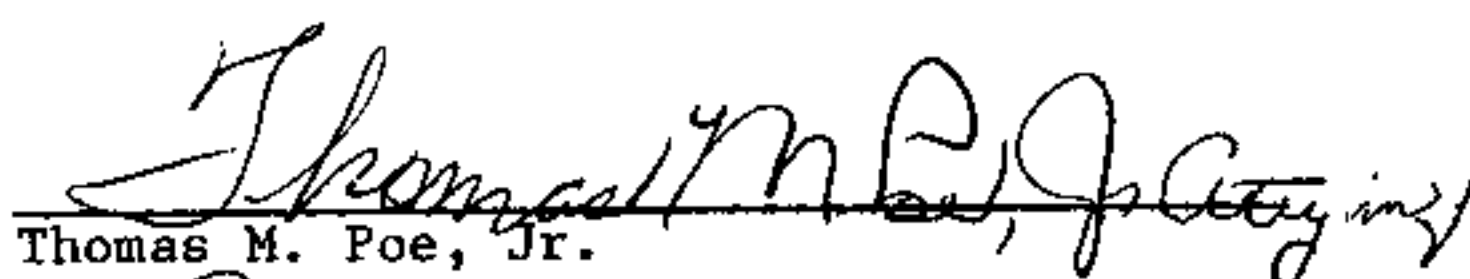
Jack A.


BOOK 127 PAGE 787

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
the 27 day of April, 1987.


Albert L. Weber


Meint J. Huesman


Thomas M. Poe, Jr.



by: Charlotte W. Poe, as attorney in
fact by the Power of Attorney recorded
in Real Record 123, Page 247, in the
Probate Office of Shelby County, Alabama.

by: Albert L. Weber, as
attorney-in fact by the Power
of Attorney recorded in Real
Record 024, Page 359, in the
Probate Office of Shelby
County, Alabama.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in
said State hereby, certify that ALBERT L. WEBER, a married 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 27 day of April, 1987.



Notary Public

MY COMMISSION EXPIRES AUGUST 19, 1987

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said
State, hereby certify that ALBERT L. WEBER, whose name as Attorney in Fact for
Meint J. Huesman, 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, in his capacity as such Attorney in Fact.

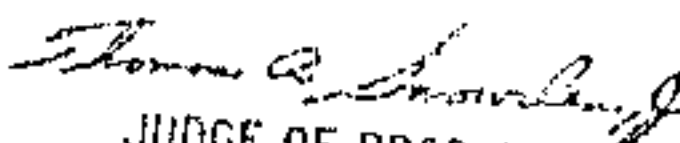
Given under my hand and official seal, this 27 day of April, 1987.


Notary Public

MY COMMISSION EXPIRES AUGUST 19, 1987


STATE OF ALABAMA
JEFFERSON COUNTY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 APR 29 PM 1:42


JUDGE OF PROBATE

I, the undersigned authority, a Notary Public, in and for said County, in said
State, hereby certify that CHARLOTTE W. POE, whose name as Attorney in Fact for
Thomas M. Poe, Jr., 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, she executed the same voluntarily on the day the same bears date, in her capacity
Attorney in Fact.

Given under my hand and official seal, this 27 day of April, 1987.


Notary Public

MY COMMISSION EXPIRES AUGUST 19, 1987

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