

SEND TAX NOTICE TO:

(Name) John Caldwell

(Address) P. O. Box 647  
Bessemer, Alabama 35021

This instrument was prepared by

(Name) J. Dan Taylor *1557*

(Address) 3021 Lorna Road, Suite 100, Birmingham, AL 35216

Form TICOR 5400 1-84

Partnership FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Seven Thousand Nine Hundred and no/100's

Awtrey Reamer Development Partnership,

to the undersigned grantor, An Alabama General Partnership  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

John Caldwell and Charlena Caldwell

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

Lot 24 according to the Map and Survey of SouthPoint, Fourth Sector, as recorded in Map Book 13, Page 41, in the Probate Office of Shelby County, Alabama. Subject to easements, restrictions and rights of ways of record. Subject to conditions as set forth in attached Exhibit "A".

BOOK 236 PAGE 274

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

89 APR 28 AM 10:30

*H. H. Snowden, Jr.*  
JUDGE OF PROBATE

- 1. Deed Tax \$ 2800
- 2. Mtg. Tax
- 3. Recording Fee 200
- 4. Indexing Fee 200
- TOTAL 3200

TO HAVE AND TO HOLD unto the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of March 19 89

Awtrey Building Corporation, Managing Partner

By H. Albert Awtrey President  
It's Managing General Partner

STATE OF  
COUNTY OF

} ALABAMA  
Jefferson

I, Mary Emma Wright  
State, hereby certify that H. Albert Awtrey, President of Awtrey Building who is Managing General Partner  
whose name as Managing General Partner  
a corporation, 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, as such Partner and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 17th day of March 19 89

Mary Emma Wright  
Notary Public