

SEND TAX NOTICE TO:

(Name) John Thomas Cain, Jr.

201 Co Rd 916

(Address) Wilsonville, R 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 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 Thirty-Three Thousand and no/100----- DOLLARS

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

M. Scott Reneau and wife, Donna W. Reneau

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

John Thomas Cain, Jr. and Margaret A. 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:

Lot 17, Mooney Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 12, Page 82.
Situating in Shelby County, Alabama.

Subject to taxes for 1993 and subsequent years, easements, rights of way, permits, and restrictions of record.

Subject to all rights outstanding by reason of the statutory right-of-redemption from the foreclosure of that certain mortgage given by Ricky C. Turner, an unmarried man, to First Alabama Bank, recorded in Real Record 349, Page 110, said foreclosure being evidenced by foreclosure deed to First Alabama Bank, dated June 11, 1992, recorded as Instrument #1992-10906, in the Probate Office of Shelby County, Alabama.

Inst # 1992-28452

11/30/1992-28452
03:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 25th

day of November, 1992.

WITNESS:

(Seal)

(Seal)

(Seal)

M. Scott Reneau
M. Scott Reneau (Seal)

Donna W. Reneau
Donna W. Reneau (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

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

hereby certify that M. Scott Reneau and wife, Donna W. Reneau
whose name s 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 25th day of November, A. D., 19 92

Donna W. Reneau
Notary Public.

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