

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Donald R. Cantley

PARCEL# 58-14-9-32-0-000-007-001  
58-14-9-32-0-000-007

STATE OF ALABAMA )  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY SEVEN THOUSAND AND NO/100 DOLLARS (\$47,000.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **CHARLES C. ALMON, an unmarried man, AND CHARLES C. ALMON, Trustee of the Janie E. Almon Living Trust dated August 26, 1991,** (herein referred to as Grantor) do grant, bargain, sell and convey unto **DONALD R. CANTLEY AND MICHELE B. CANTLEY** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$28,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Charles C. Almon is the surviving grantee of that certain deed in Deed Book 326, page 33, the other grantee therein Janie E. Almon also known as Janie Evans Almon died on the 21st day of February, 1993. Subject to rights of creditors and other rights which may exist to file claims in the Estate of Janie Evans Almon in Probate Case #32-036, in the Office of the Judge of Probate of Shelby County, Alabama.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seal, this 14<sup>th</sup> day of February 1994.



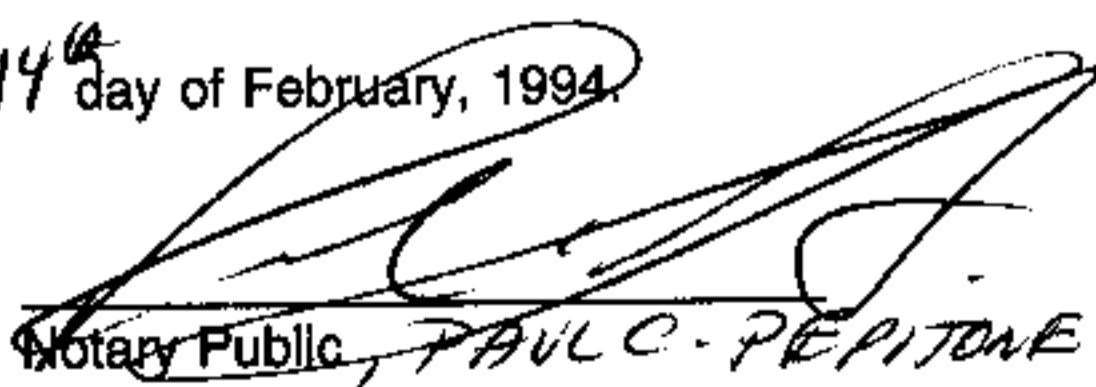
CHARLES C. ALMON, individually, and as  
Trustee of the Janie E. Almon Living Trust  
dated August 26, 1991.

STATE OF LOUISIANA )

PARISH OF ~~IBERVILLE~~  
EAST BATON ROUGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES C. ALMON, an unmarried man, individually and CHARLES C. ALMON, as Trustee of the JANIE E. ALMON LIVING TRUST dated August 26, 1991, 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, individually and in his capacity as Trustee of the Janie E. Almon Living Trust dated August 26, 1991 and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14<sup>th</sup> day of February, 1994.

  
Notary Public, PAUL C. PEPITONE

My Commission Expires: AT DEATH

Inst # 1994-06798

03/02/1994-06798  
11:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 30.00

Inst # 1994-06798

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I

Commence at the Northeast corner of the Southeast Quarter of Northwest Quarter of Section 32, Township 20 South, Range 2 West; thence westerly along the North line of said Quarter-Quarter Section 498.96 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 166.32 feet; thence 91 degrees 50 minutes left southerly 1319.22 feet; thence 71 degrees 35 minutes 15 seconds left southeasterly 350.37 feet; thence 124 degrees 38 minutes 30 seconds left 594.78 feet; thence 16 degrees 13 minutes 45 seconds right 853.04 feet to the point of beginning.

PARCEL II

Commence at the Northeast corner of the Southeast 1/4 of Northwest 1/4 of Section 32, Township 20 South, Range 2 West, thence westerly along the north line of said quarter-quarter section 332.64 feet to the northeast corner of the west half of the east half of said quarter-quarter section and the point of beginning of tract of land herein described; thence continue along the last mentioned course 166.32 feet; thence 91 degrees 50 minutes left southerly 853.04 feet; thence 16 degrees 13 minutes 45 seconds left 594.78 feet; thence 163 degrees 46 minutes 15 seconds left, northerly 1418.84 feet to the point of beginning.

Inst # 1994-06798

03/02/1994-06798  
11:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DD2 MCD 30.00