



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Eighty-eight Thousand Two Hundred & No/100----- DOLLARS

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

GIGI GRACE PATEL SHELNUTT and husband, JOHN B. L. SHELNUTT

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

ANTHONY B. CABANISS, SR. and ROSEANNA B. CABANISS

(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, Block 5, according to the Survey of Plantation South,
Second Sector, Phase No. 1, as recorded in Map Book 9, Page 115
in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 58,200.00 of the purchase price is being paid by the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-14928

05/06/1994-14928
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 38.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship,

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 29th

day of April, 1994

WITNESS:

(Seal) Gigi Grace Patel Shelnut (Seal)
GIGI GRACE PATEL SHELNUTT

(Seal) _____ (Seal)

(Seal) John B. L. Shelnut (Seal)
JOHN B. L. SHELNUTT

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State,
hereby certify that GIGI GRACE PATEL SHELNUTT and husband, JOHN B. L. SHELNUTT
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 29th day of April, A.D., 1994

Jamie A. Shelman

1994-14928