

WARRANTY DEED with JOINT SURVIVORSHIP

This Instrument Was Prepared By:

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

SEND TAX NOTICE TO:

Donald Lee Casselman  
146 Carriage Drive  
Maylene, AL 35114

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00), AND THE ASSUMPTION OF THE HERINAFTER DESCRIBED MORTGAGE, to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JAMES R. GRISHAM AND WIFE, CONSTANCE R. GRISHAM** (herein referred to as Grantors) do grant, bargain, sell and convey unto **DONALD LEE CASSELMAN AND CAROLYN SUE CASSELMAN** (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:

Lot 16, according to the Survey of Carriage Hill, Phase I, a residential subdivision, as recorded in Map Book 13, page 31, in the Probate Office of Shelby County, Alabama.

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

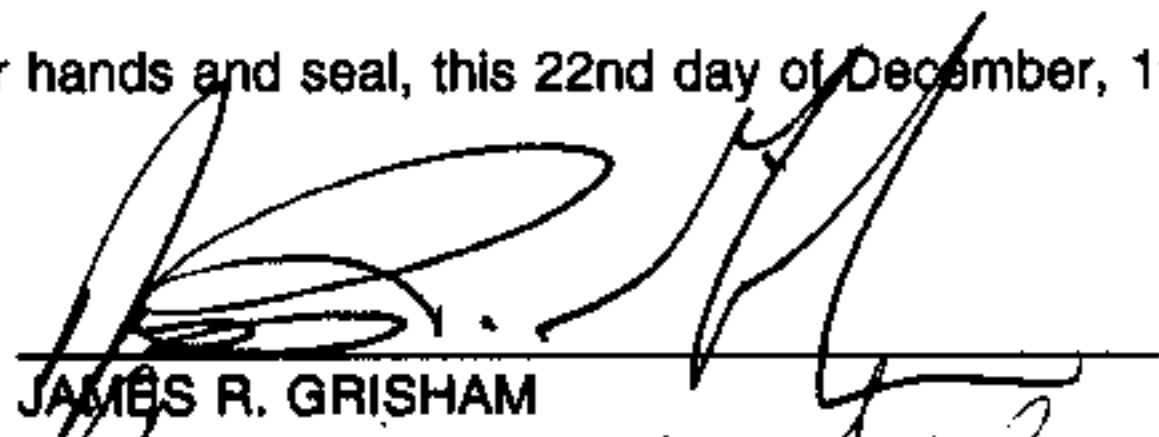
As part of the consideration recited herein, the grantees do hereby agree to assume and pay the unpaid balance of that certain mortgage to AmSouth Mortgage Company, Inc. recorded in Real Volume 273, Page 285.

\$5,000.00 of the purchase price recited above was paid from a second mortgage loan closed 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 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 22nd day of December, 1994.

  
JAMES R. GRISHAM

  
CONSTANCE R. GRISHAM

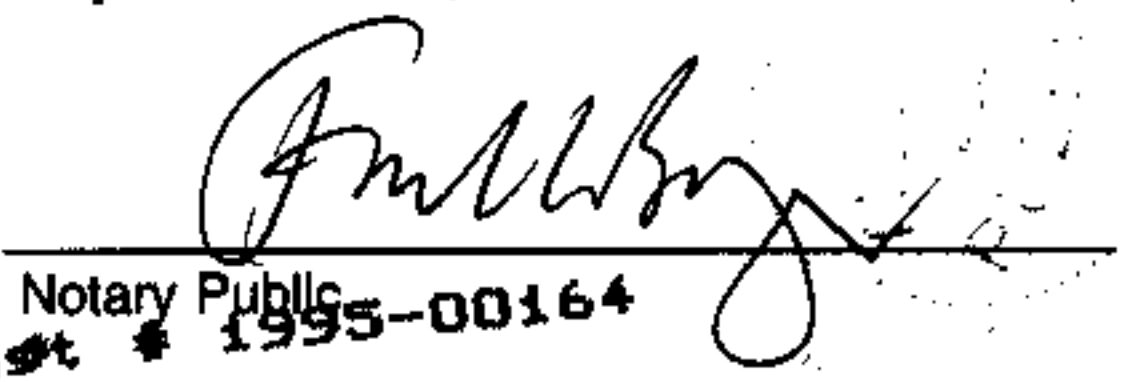
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JAMES R. GRISHAM AND WIFE, CONSTANCE R. GRISHAM**, whose names 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 the 22nd day of December, 1994.

My Commission Expires: 11/20/96

zcassel

  
Notary Public

Inst # 1995-00164

01/03/1995-00164  
02:55 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCD 33.50

Inst # 1995-00164