

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

DAVID W. HUDSON and
Send Tax Notice To: CYNTHIA P. HUDSON
name
110 Indian Creek Drive
address
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-One Thousand Four Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

EDWIN B. CAIN and wife, SUSAN M. CAIN

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

DAVID W. HUDSON and wife, CYNTHIA P. HUDSON

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

SHELBY County, Alabama to-wit:

Lot 9, according to the Survey of Indiancreek, Phase II, Sectors I & II, as recorded in Map Book 14, Page 89, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 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.

\$ 136,250.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

01/17/1995-01379
02:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 24.00

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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-fief 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 GRANTEE(S), 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 GRANTEE(S), 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 11th day of January, 1995.

WITNESS:

Edwin B. Cain (Seal)
EDWIN B. CAIN

Susan M. Cain (Seal)
SUSAN M. CAIN

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that EDWIN B. CAIN and wife, SUSAN M. CAIN whose name is 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 11th day of January A. D. 19 95

John R. Holliman
Notary Public
827-98