

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 R. Cantley
3520 Countrywood Lane
Birmingham, AL 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JAMES CLAYTON PARKER AND WIFE, CYNTHIA DUNCAN PARKER** (herein referred to as Grantors) 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:

Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, thence Southerly along the West line of said quarter-quarter section 223.08 feet to the point of beginning of tract of land herein described, thence continue along the last mentioned course 606.49 feet, thence 76 degrees left Southeasterly 415.14 feet to the Northeast-Southwest diagonal line of said quarter-quarter section, thence 57 degrees 16 minutes 30 seconds left Northeasterly along said diagonal line 479.17 feet, thence 110 degrees 00 minutes 04 seconds left Northwesterly 841.57 feet to the point of beginning.

Minerals and mining rights excepted.

06/07/1995-14916
03:46 PM CERTIFIED

Subject to existing easements, restrictions, set back, ~~rights of way~~ limitations, if any, of record.

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 30th day of May, 1995.


JAMES CLAYTON PARKER


CYNTHIA DUNCAN PARKER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JAMES CLAYTON PARKER AND WIFE, CYNTHIA DUNCAN PARKER**, 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 30th day of May, 1995.

My Commission Expires: 11/20/96


Notary Public

Inst # 1995-14916