

SEND TAX NOTICE TO:

(Name) Robert Arthur Arnwine

(Address) 116 Cedar Cove Drive
Pelham, Alabama 35124

This instrument was prepared by

(Name) Jeffrey W. Salyer, Attorney at Law
2162 Hwy. 31 So.

(Address) Pelham, Alabama 35124

Form 115 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar and 00/100 (\$1.00) ----- DOLLARS

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

Robert Arthur Arnwine, and wife, Debra Guthrie Arnwine

(therein referred to as grantors) do grant, bargain, sell and convey unto Robert Arthur Arnwine, and wife, Debra Guthrie Arnwine

(therein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to wit:

Lot 9, Block 1, according to the Survey of Cedar Cove, Phase II, as recorded in Map Book 9, Page 111, in the Probate Office of shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to: Easements, covenants, restrictions, permits, and right-of-ways, building set back line(s) of record.

Subject to: Liens, encumbrances, and claims of record.

The above referenced property does constitute the homestead of the grantors, Robert Arthur Arnwine and wife, Debra Guthrie Arnwine.

Inst # 1996-05912

02/26/1996-05912
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 9.00

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 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 20th
day of FEBRUARY, 19 96

WITNESS:

(Seal)

Robert A. Arnwine

(Seal)

(Seal)

Debra G. Arnwine

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, JEFFREY W. SALYER, a Notary Public in and for said County, in said State, hereby certify that Robert A. Arnwine + Debra G. Arnwine 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 25th

day of

February
Jeffrey W. Salyer

A. D. 19 96

Notary Public

Inst # 1996-05912