

SEND TAX NOTICE TO:

(Name)

(Address)

his instrument was prepared by

Name) Ira H. Kline

Address) 2300 Tenth Court South, Birmingham, Al. 35205

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Dollars and the payment by grantee Ona Louise Cain
of that certain mortgage described below

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Patricia Ann Webb,
an unmarried woman and Ona Louise Cain and husband Patrick Cain
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ona Louise Cain and husband Patrick Cain
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Part of the SE 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 1 East,
being more particularly described as follows:

Begin at the Southwest corner of the SE 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 1 East, thence run North along the West line of said 1/4-1/4 Section a distance of 547.80 feet; thence turn an angle of 90 deg. 45 min. 25 sec. to the right and run a distance of 706.13 feet to the West right of way line of Shelby County Hwy No. 109; thence turn an angle of 69 deg. 25 min. 16 sec. to the right and run Southeasterly along the West right of way line of said Hwy. a distance of 581.71 feet to the South line of said 1/4-1/4 Section; thence turn and angle of 110 deg. 22 min. 21 sec. to the right and run West along the South line of said 1/4-1/4 Section a distance of 903.38 feet to the point of beginning.

Subject to:

1. That certain mortgage to Jefferson Federal Savings and Loan Association, dated December 11, 1984 recorded in Real Volume 11, Page 581 subsequently assigned to State Street Bank and Trust Company and now being paid to the Ryland Mortgage Company. Said mortgage to be paid in full by grantee Ona Louise Cain.
2. Taxes due and payable October 1, 1996
3. All other easements and restrictions of record, if any.

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 19th

day of March, 1996.

WITNESS:

Dorothy M. Breal (DOROTHY M. BREAL) (Seal)
Brenda J. Veal (BRENDA J. VEAL) (Seal)
Dorothy M. Breal (DOROTHY M. BREAL) (Seal)
Brenda J. Veal (BRENDA J. VEAL) (Seal)

Patricia Ann Webb (Seal)
Ona Louise Cain (Seal)
Patrick T. Cain (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, Diane B. Trapolino, a Notary Public in and for said County, in said State,

hereby certify that Patricia Ann Webb, an unmarried woman
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 19th

day of March

A.D., 1996

Diane B. Trapolino
Notary Public.

STATE OF LOUISIANA }
JEFFERSON PARISH COUNTY }

I, ***KEVIN J. DALEY*** a Notary Public in and for said County, in said State,
hereby certify that One Jaime Cain and husband Patrick Cain
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 22nd day of March A. D., 1996

Kevin J. Daley
KEVIN J. DALEY
Notary Public.

KEVIN J. DALEY
NOTARY PUBLIC
Parish of Orleans
State of Louisiana
My Commission is issued for Life

Inst # 1996-10681

04/02/1996-10681
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by:
TICOR TITLE INSURANCE
316 21st Street North, Birmingham, AL 35203
(205) 251-8484