

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Ray V. Cantrell, Jr.

(Address) 289 Hwy 402
Shelby, Al. 35743

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-3 Rev. 3/83

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 Five Hundred and no/100 ----- DOLLARS

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

Virginia W. Cantrell, a widow

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

Ray V. Cantrell, Jr. and Linda Cantrell

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

Shelby County, Alabama to-wit:

Lot 12 B, according to a Resurvey of Lots 12 and 13, Rice Acres, Sector Two, recorded in Map Book 21, Page 41 in the Office of the Probate Judge of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Inst # 1996-20196

06/21/1996-20196
12:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JUN 23 96

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, I have hereunto set my hand(s) and seal(s), this 21 day of June, 19 96

WITNESS:

(Seal)

(Seal)

(Seal)

Virginia W Cantrell (Seal)
Virginia W. Cantrell

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Virginia W. Cantrell

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 21 day of June, A. D. 19 96

Michael T. Atchison
Notary Public

1996-20196