

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: James B. Cawthon, Jr.
name
Metes & Bounds
address
Shelby County, Alabama

Inst # 1996-20570

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Laurence D. Weygand and wife, Jane C. Weygand

(herein referred to as grantors) do grant, bargain, sell and convey unto James B. Cawthon, Jr. and wife, Catherine E. Cawthon

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

Mineral and mining rights excepted.
Subject to taxes for 1996.
Subject to easement(s) to Plantation Pipeline Co. as shown by instrument
recorded in Deed Book 113 page 151; Deed Book 254 page 515 and Deed Book 145
page 276 in Probate Office.

Inst # 1996-20570

06/26/1996-20570
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
FOR NCJ 211.00

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 June, 19 96.

_____(Seal) _____(Seal)
_____(Seal) Laurence D. Weygand _____(Seal)
_____(Seal) Jane C. Weygand _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Laurence D. Weygand and wife, Jane C. Weygand
whose name(s) 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 20th day of June A.D., 1996

Larry L. Halcomb
My Commission Expires
January 23, 1998
Notary Public

EXHIBIT A

All of the N 1/2 of the NE 1/4 of Section 17, Township 20 South, Range 1 West, Shelby County, Alabama, lying East of Shelby County Highway No. 69 and South of the centerline of the Plantation Pipeline easement as shown on that map of Chelsea Acres, Second Sector as recorded in Map Book 12 page 87 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1996-20570

Inst # 1996-20570

06/26/1996-20570
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 211.00