

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:

David William Ragan, III  
1636 Keeneland Drive  
Helena, AL 35080

Inst # 1996-20792

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 Dollars.. (\$ 127,500.00 ) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JAMES M. WELDON, JR. AND WIFE CYNTHIA L. WELDON**, (herein referred to as Grantor) do grant, bargain, sell and convey unto David William Ragan, III and Valerie C. Ragan (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:

Lot 10, according to the Survey of Dearing Downs, Tenth Addition, as recorded in Map Book 14, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 121,125.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 10th day of June, 1996.

  
JAMES M. WELDON, JR.

  
CYNTHIA L. WELDON

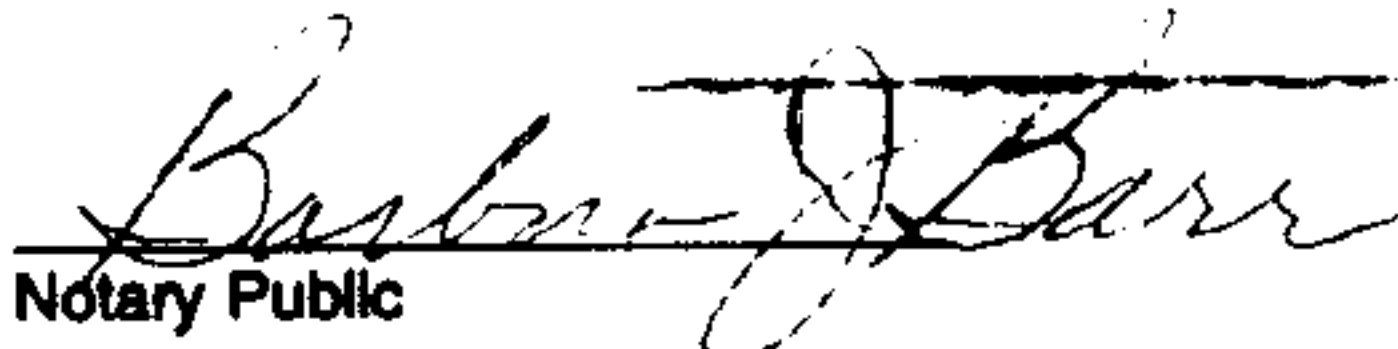
06/27/1996-20792  
02:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 17.50

STATE OF KANSAS )

COUNTY OF SEDGWICK)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JAMES M. WELDON, JR. AND WIFE, CYNTHIA L. WELDON**, 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 10<sup>th</sup> day of June, 1996.

  
Notary Public

My Commission Expires:



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06/27/1996-20792  
02:01 PM CERTIFIED  
SEAL COUNTY JUDGE & NOTARY  
17.50