

SEND TAX NOTICE TO:

(Name) Reggie Cabe
(Address) 3253 Hwy 61
Columbiana, AL
35051

This instrument was prepared by
(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 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 Four Thousand and no/100 ----- DOLLARS

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

Deborah Ann Taylor, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Reggie Cabe and Connie Cabe

(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 No. 9 in Coosa River Estates, situated in the SW 1/4 of SE 1/4 of Section 12, Township 24, Range 15 East, map of said Coosa River Estates being recorded in Map Book 4, Page 67 in the Probate Office of Shelby County, Alabama.
EXCEPTING the coal, iron ore and other minerals in, on and under said land.

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

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HER RESPECTIVE SPOUSE.

Inst # 1996-36470

11/01/1996-36470
02:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 12.50

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 31 hand(s) and seal(s), this
day of October, 19 96
WITNESS:

_____(Seal) Deborah Ann Taylor (Seal)
_____(Seal) Deborah Ann Taylor (Seal)
_____(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 Deborah Ann Taylor 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 31 day of October, A. D., 19 96
Martha J. Wilkins
Notary Public

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