

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

SEND TAX NOTICE TO:

This Instrument was
prepared by:JAMES L. CHAMBERS
120 WALTHAM ABBEY
ALABASTER, ALABAMA 35007Pruett, Brown, Turner
& Horsley, L.L.C.
Attorneys At Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

Inst # 1996-39363

STATE OF ALABAMA)

(COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$134,900.00) DOLLARS to the undersigned grantor, **CAMEO CONSTRUCTION CO., INC.** in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **JAMES L. CHAMBERS and ANGELA D. CHAMBERS, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

LOT 47, ACCORDING TO THE SURVEY OF WEATHERLY GLEN ABBEY, SECTOR 12, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO:

1. Taxes and assessments for the year 1997, and subsequent years, which are not yet due and payable, but constitute a lien.
2. 30 foot building line as shown by recorded Map.
3. 30 foot Easement for utilities on west, as shown by recorded Map.
4. 10 foot Easement on south, and 7.5 foot easement on north and northeast as shown by recorded Map.
5. Mineral and mining rights and rights incident thereto and Release of Damages recorded in Instrument 1994,24487, in the Probate Office of Shelby County, Alabama.
6. Restrictions or Covenants recorded Instrument 1995-4636 and amended in Instrument 1995-9413, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Right of Way granted to Alabama Power Company by instrument recorded in Volume 127, page 410 and Volume 194, page 30, in the Probate Office of Shelby County, Alabama.
8. Agreement, recorded in Volume 289, page 858, in the Probate Office of Shelby County, Alabama.
9. Agreement for Water line, recorded in Instrument 1992-14968, in the Probate Office of Shelby County, Alabama.

\$107,900.00 of the consideration herein was derived from a mortgage 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.

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And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CAMEO CONSTRUCTION CO., INC., by its OWNER, JERRY DAILEY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20th day of November, 1996.

CAMEO CONSTRUCTION CO., INC.
By: Jerry Dailey
JERRY DAILEY OWNER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JERRY DAILEY, whose name as OWNER of CAMEO CONSTRUCTION CO., INC., a corporation, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 20th day of November, 1996.

Pinda Marie Holder
Notary Public

My commission expires: 6/18/99

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