

WARRANTY DEED

This Instrument Was Prepared By:

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

SEND TAX NOTICE TO:

Jerry D. Pittman
4025 Bent River Lane
Birmingham, AL 35216

PARCEL# 10-4-17-0-001-009.000

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY ONE THOUSAND AND NO/100 DOLLARS (\$171,000.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Cameo Construction Company, Inc.**, a corporation, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Jerry D. Pittman and Rhonda M. Pittman** (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:

Initials *JDP* *RMP*

Lot 26, according to the Map and Survey of Bent River Commons, 1st Sector,
as recorded in Map Book 20, Page 76, in the Probate Office of Shelby County, Alabama.

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

\$110,000.00 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 it does for itself, its successors and assigns covenant with said Grantees, 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; that its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Jerry Dailey, its President who is authorized to execute this conveyance, has hereto set its signature and seal, this 30th day of September, 1996.

Cameo Construction Company, Inc.

By: *Jerry Dailey*
Jerry Dailey, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jerry Dailey**, whose name as President of **Cameo Construction Company, 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of September, 1996.

Ann McBrayer
Notary Public

My Commission Expires: 11/20/2000

Inst # 1996-41293

12/16/1996-41293
01:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 69.50