

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Masoff & assoc. PC
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) James J. Cantley, Jr.
(Address) 100 Talmadge Drive
Alabaster, AL 35007

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ~~ALABAMA~~
Shelby County

KNOW ALL MEN BY THESE PRESENTS,

Tha in consideration of Forty Five Thousand and no/100ths-----\$245,000.00 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Richard C. Andersen, Jr. and wife, Sheryl G. Anderson
(herein referred to as grantors), do grant, bargain, sell and convey unto

James J. Cantley, Jr. and wife, Emogene B. Cantley
(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 15, according to the Map of Oldham Station, as recorded in Map Book 14 page 64, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, covenants, rights of way, current taxes and building setback lines, if any, of record.

\$ 100,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-03573

02/03/1997-03573
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 156.00

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 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 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 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 27th
day of January, 19 97.

WITNESS

_____(Seal) Richard C. Andersen, Jr. (Seal)
_____(Seal) Sheryl G. Andersen (Seal)
_____(Seal) (Seal)

STATE OF ~~ALABAMA~~ Arizona

SEE ADDITIONAL NOTARY ON BACK

MARICOPA County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Richard C. Andersen, Jr. and wife, Sheryl G. Andersen, whose names are is signed to the foregoing
conveyance, and who are is 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 27th day of January, A.D. 19 97

6-19-99
My Commission Expires:



SHANNON PETER
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires June 19, 1999

Notary Public

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Sheryl G. Anderson, a married woman, 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 of same bears date.

GIVEN UNDER MY HAND THIS 30TH DAY OF JANUARY, 1997.

My Commission Expires: 2-20-99

Notary Public

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99

Inst # 1997-03573

02/03/1997-03573
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 156.00

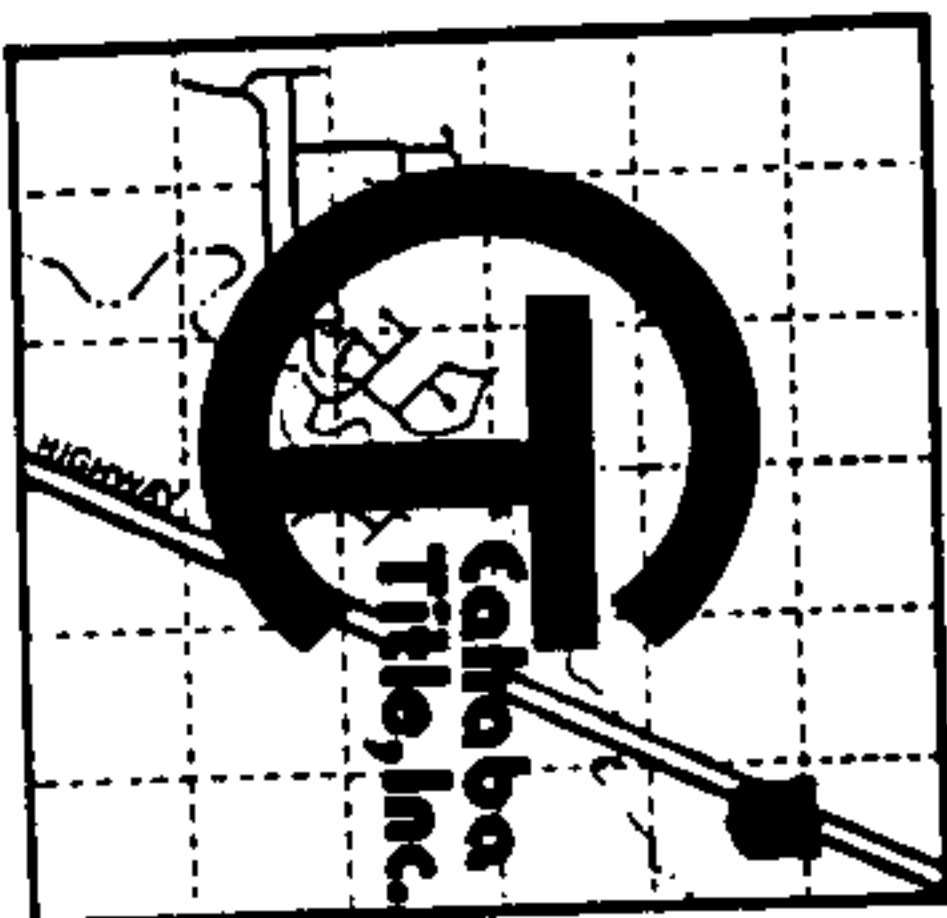
Return to:

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER

TO SURVIVOR



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

REVERCHASE OFFICE
1900 Indian Lake Drive
Birmingham, Alabama 35244
(205) 988-5600

EASTERN OFFICE
1100 East Park Drive, Suite 302
Birmingham, Alabama 35235
(205) 833-1571