

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

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This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) R. WAYNE ANDRE
(Address) 101 ROY COURT
HELENA, ALABAMA 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand and no/100ths---\$118,000.00 DOLLARS

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

Sharon V. Ford, a single individual

(herein referred to as grantors), do grant, bargain, sell and convey unto

R. Wayne Andre and wife, Hinano L. Andre

(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 9, according to the Map of Laurel Woods, Phase V, as recorded in Map Book 20, Page 133, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, current taxes, if any, of record.

\$ 117,383.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

7/02/1997-20638
AM CERTIFIED
9:38 AM
SHELBY COUNTY JUDGE OF PROBATE
9.50
001 SW

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, I have hereunto set my hand(s) and seal(s) this 30th day of JUNE, 19 97.

WITNESS

Elaine Johnson (Seal)
Wendy M. Hodges (Seal)

(Seal)

Sharon V. Ford (Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ Alabama

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharon V. Ford, a single individual, 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 30th day of May, A.D., 19 97.

MY COMMISSION EXPIRES JANUARY 01, 1999

My Commission Expires:

Gail H. Dillard
Notary Public

Inst # 1997-20638