

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

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This instrument was prepared by:

(Name) Candace Robertson
(Address) 370 Hwy 306
Calera, AL 35040

Send Tax Notice to:

(Name) Phillip Cannady
(Address) P.O. Box 1104
Calera, AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred and no/100*****(\$500.00) DOLLARS

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

Alan Scott Wells, unmarried and Joy Owens, married
(herein referred to as grantors), do grant, bargain, sell and convey unto

Phillip Cannady and wife, Katie Cannady

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lots 9 and 10, in Block 72, according to J. H. Dunstan's
Map of Calera, Alabama; being situated in Shelby County,
Alabama.

** Joy Rulinda Hayes, Joy Rulinda Hayes Wells and Joy Owens
are one in the same.

** The above real estate does not constitute the homestead of
Alan Scott Wells, Joy Owens or the spouse of Joy Owens.

Inst # 1997-24472

08/04/1997-24472
02:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.00

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 1st
day of August, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

Alan Scott Wells (Seal)
Joy Owens (Seal)

STATE OF ALABAMA
Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Alan Scott Wells, unmarried & Joy Owens, married whose name are signed to the foregoing
conveyance, and who are 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 1st day of August A.D., 19 97.

My Commission Expires April 6, 1999

My Commission Expires:

Bill Davis

Notary Public