

97-3019

08/12/1997-25488
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 24.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

WALTER GLEN HOLLOWAY
6111 VALLEY STATION DR.
PELHAM, AL 35124

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 TWENTY NINE THOUSAND and 00/100 (\$129,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES W. CARGILE and JEWEL F. CARGILE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WALTER GLEN HOLLOWAY and TERESA J. HOLLOWAY, 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 12, ACCORDING TO THE SURVEY OF VALLEY STATION, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 50 foot building line restriction line from Valley Station Drive as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 162 and 164.
4. Right-of-way granted South Central Bell Telephone Company recorded in Deed Book 312, Page 166.
5. Right-of-way granted Alabama Power Company recorded in Deed Book 101, Page 523 and Deed Book 179, Page 346.
6. Easement and right-of-way granted Alabama Power Company recorded in Deed Book 313, Page 710.

\$116,100.00 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

Inst # 1997-25488

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 the said GRANTEES, his, her, or 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 a 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES W. CARGILE and JEWEL F. CARGILE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 11th day of August, 1997.


JAMES W. CARGILE


JEWEL F. CARGILE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES W. CARGILE and JEWEL F. CARGILE, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of August, 1997.


Notary Public

My commission expires: 7/14/98

Inst # 1997-25488

08/12/1997-25488
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 24.00