

*Prepared without benefit of survey. Attorney makes no certification as to legal description.*

Send Tax Notice To:

Paul D. James and wife,  
Gina C. James

2321 Isaac Street  
Pelham, AL 35124

This instrument was prepared by:

James W. Fuhrmeister

Allison, May, Alvis, Fuhrmeister & Kimbrough, L.L.C.

P. O. Box 380275

Birmingham, AL 35238

**Warranty Deed, Jointly For Life With Remainder To Survivor**

**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY )**

THAT IN CONSIDERATION OF Seventy Five Thousand Five Hundred Dollars and 00/100 (\$75,500.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Wm. Randall May, an unmarried man**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Paul D. James and wife, Gina C. James**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 10, according to the Survey of Cahaba Oaks, as recorded in Map Book 18, Page 141, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due and payable October 1, 1998.
2. 40 foot building line, as shown by recorded map.
3. 10 foot Easement on rear, as shown by recorded map.
4. Restrictions or Covenants recorded in Instrument 1994-26703, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1995-12818, in the Probate Office of Shelby County, Alabama.
6. Coal, oil, gas and other mineral interests in, to or under the land herein described.
7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

**PREPARED WITHOUT BENEFIT OF SURVEY. ATTORNEY MAKES NO CERTIFICATION REGARDING LEGAL DESCRIPTION.**

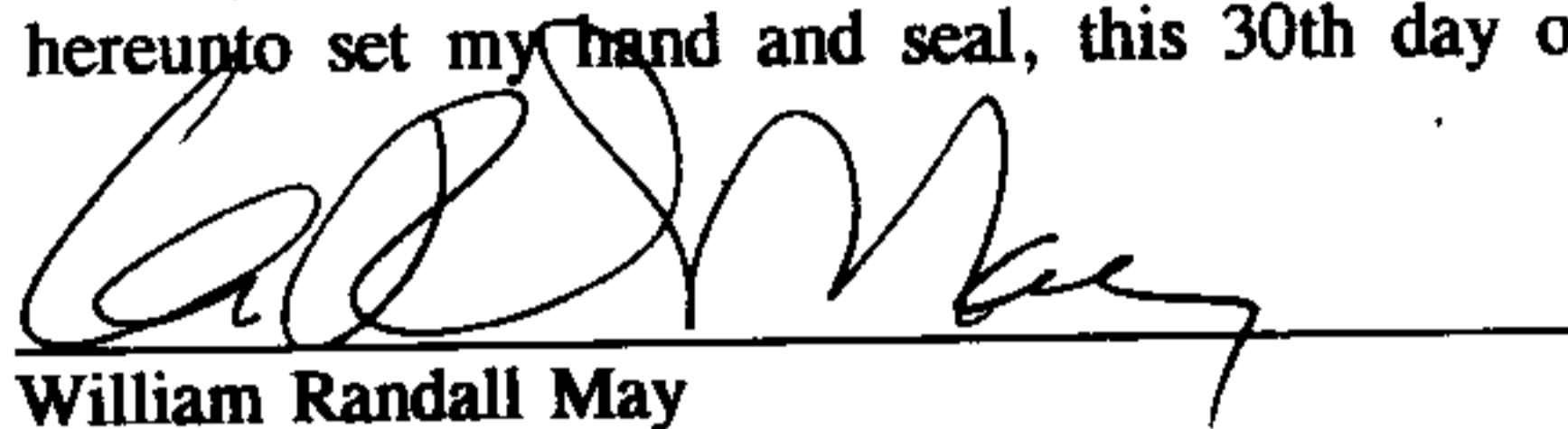
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10:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 87.50

Inst # 1998-03661

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of January, 1998.

  
William Randall May

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that William Randall May 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 1998.

  
Notary Public

My Commissions Expires:

3-1-99

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