

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Kevin T. Cato

name

102 Griffin Drive

address

Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY ONE THOUSAND FIVE HUNDRED AND NO/100-----
DOLLARS (\$121,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hollis R. Warren and wife, Lynda C. Warren

(herein referred to as grantors) do grant, bargain, sell and convey unto Kevin T. Cato and wife, Kimberly B. Cato

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

Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

Mineral and mining rights excepted.

Subject to taxes for 1998.

Subject to restrictions and covenants, and right of way to Alabama Power
Company, of record.

\$ 111,450.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1998-11983

04/03/1998-11983
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SHELBY COUNTY JUDGE OF PROBATE
OUR HONOR 21.50

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 the 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 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, 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 31st
day of March, 19 98.

(Seal)

(Seal)

(Seal)

Hollis R. Warren (Seal)
Hollis R. Warren

Lynda C. Warren (Seal)
Lynda C. Warren

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Hollis R. Warren and wife, Lynda C. Warren
whose name(s) 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 31st day of March, A.D., 19 98

My Commission Expires
January 23, 2002

Larry L. Halcomb

Notary Public

EXHIBIT A

PARCEL I:

Lot 9, according to the Survey of Sunnybrook, First Sector, as recorded in Map Book 7, Page 1, in the Probate Office of Shelby County, Alabama.

PARCEL II:

A part of Lot 14, according to the Map and Survey of Royal Pines, Phase One, as recorded in Map Book 11, Page 51, in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the northeast corner of Lot 14, Royal Pines, Phase One, as recorded in Map Book 11, Page 51, Shelby County, Alabama and run south 69 degrees 33 minutes 42 seconds west 186.90 feet along the northerly line of said Lot 14 to the northwesterly corner of said Lot 14 to point of beginning; thence south 01 degrees 48 minutes 36 seconds west, 29.45 feet along the westerly line of said Lot 14; thence left 90 degrees 00 minutes and run southeast 20.80 feet; thence left 90 degrees 00 minutes and run northerly for 10.00 feet; thence left 46 degrees 55 minutes 54 seconds and run northwesterly 28.48 feet to the point of beginning.

Minerals and mining rights excepted.

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