

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE  
2700 Highway 280 South  
Suite 101-W  
Birmingham, Alabama 35223

DAVID W. RAGAN  
250 WOODBURY DRIVE  
VANDIVER, AL 35147

File #S80151

**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 SIXTY SIX THOUSAND THREE HUNDRED DOLLARS and 00/100 (\$166,300.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, CAMCO CONSTRUCTION CO., INC. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DAVID W. RAGAN and GERALDINE M. RAGAN (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 210, ACCORDING TO THE SURVEY OF FOREST PARKS, 2ND SECTOR, AS RECORDED IN MAP BOOK 22 PAGE 71 AND INST. NO. 1997-11555 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**MINERAL AND MINING RIGHTS EXCEPTED.**

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. Easements, restrictions and reservations of record.

\$157,950.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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02:26 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 19.50

Inst # 1998-13713

IN WITNESS WHEREOF, CAMEO CONSTRUCTION CO., INC. the said GRANTOR, by Jerry Dailey, its President, of CAMEO CONSTRUCTION CO., INC., a corporation, who is authorized to execute this conveyance has hereto set its signature and seal, this the 7th day of April, 1998.

CAMEO CONSTRUCTION CO., INC.

By: Jerry Dailey (SEAL)  
Its: PRESIDENT

STATE OF ALABAMA  
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that JERRY DAILEY whose name as President of CAMEO CONSTRUCTION CO., INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 7th day of April, 1998.

  
Notary Public  
My commission expires 10-21-99

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