

This instrument was prepared by:

Grantee(s) address:

P.O. Box 122

Westover, AL 35185

Conwill & Justice

P.O. Box 557 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jason Grimes and Mary Grimes, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Larry E. Cain and Jane R. Cain (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commencing at the NE corner of SW 1/4 of NW 1/4, Section 28, Township 19 South, Range 1 East; thence southerly along the East line of said 1/4-1/4 a distance of 1160 feet, more or less, to a point; thence South 84 deg. 44 min. West along the Northern right of way line of Project F-214(20) a distance of 164 feet, more or less, to the point of beginning of the property herein to be conveyed; thence continue South 84 deg. 44 min. West along said right of way line a distance of 151 feet, more or less, to a point; thence run North 118 feet, more or less, to a point; thence run East 151 feet, more or less, to a point; thence run South 109 feet, more or less, to the North right of way line of said project, being the point of beginning; lying in the SW 1/4 of NW 1/4, Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT any portion lying within the highway right-of-way.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

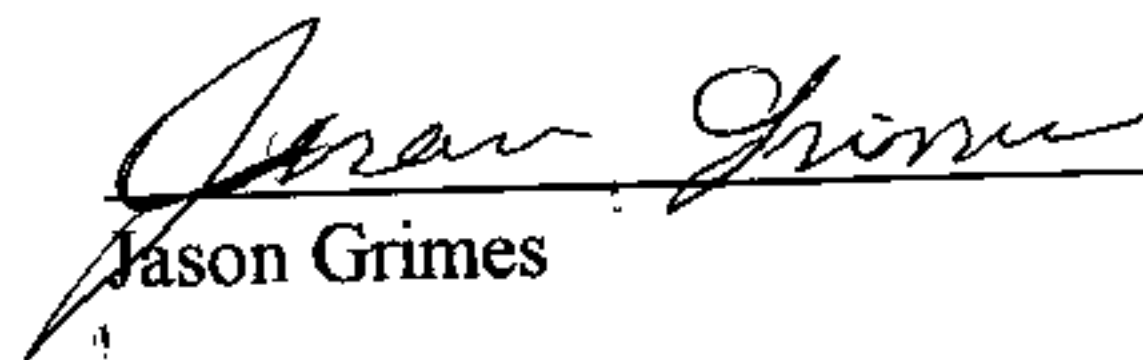
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 49.00

Inst # 1998-29152

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 we will and 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 hands and seals, this 30th day of July, 1998.

Inst # 1998-29152


Jason Grimes


Mary Grimes

STATE OF ALABAMA

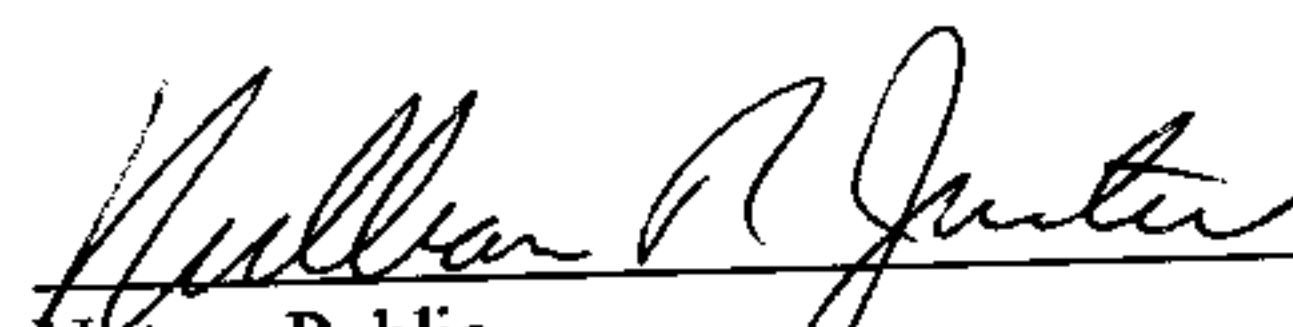
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Grimes and Mary Grimes, husband and wife, whose names 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 30th day of July, 1998.




Notary Public
07/30/1998-29152
03:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 49.00