

Send Tax Notice To:

Ricky A. Trotter
2404 Meadow Ridge Road
Birmingham, Alabama 35242
PID# 16-4-17-0-000-001-001

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Fifty-Five Thousand and 00/100 (\$55,000.00)

to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Gary E. Cantrell and Glenda L. Cantrell, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Ricky A. Trotter and Jennifer Lynn Trotter

(herein referred to as Grantees), for and during their joint lives and upon the death of any or 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:

See Exhibit "A" Attached Hereto for Legal Description

\$ 43000 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1999 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1999-14024

04/02/1999-14024
11:09 AM CERTIFIED
PAGE 003 CRH
SHELBY COUNTY JUDGE OF PROBATE
25.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **26th** day of **March, 1999**.


Gary E. Cantrell


Glenda L. Cantrell

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary E. Cantrell and Glenda L. Cantrell, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **26th** day of **March, 1999**.


NOTARY PUBLIC

MY COMMISSION EXPIRES: **09/21/02**

(AFFIX SEAL)

OUR FILE NO.: **99047RB**

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law

BEALS & ASSOCIATES, P.C.

200 Cahaba Park South, Suite 104

Birmingham, AL 35242

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1: Begin at the NE corner of the NE 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, and run West along the North line thereof 1198.15 feet to Easterly right-of-way of Shelby County Highway # 55; thence 36 deg. 17 min. 36 sec. left to the tangent of a curve to the left on said right-of-way (R=1007.02) and run along said curve 280.47 feet; thence continue along said right-of-way 164.95 feet; thence 77 deg. 45 min. 00 sec. left and run 1136.99 feet to the East line of said 1/4-1/4 Section; thence 89 deg. 17 min. 45 sec. left and run North along said line 440.00 feet to the point of beginning; being situated in Shelby County, Alabama.

LOAN NO.: 9000935584
BINDER NO.: 123066
OUR FILE: 99047RB

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