

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) B. Christopher Battles
(Address) 3150 Hwy. 52 West
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Gregory and Wendi Cain
(Address) 1329 Willow Creek Place
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA **Shelby** **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Fourteen Thousand 00/100-----(\$114,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we, Anthony A. Young and Betty T. Young, Husband and Wife (herein referred to as grantors), do grant, bargain, sell and convey unto Gregory Cain and Wendi Cain (herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 74, according to the Survey of Willow Creek, Phase Two, as recorded in Map Book 9 page 102 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$110,430.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Mineral and mining rights excepted.

Inst # 1999-18685

05/05/1999-18685
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WMS 12.50

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 said GRANTEEES, 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 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 30th day of April, 19 99.

WITNESS

(Seal)

(Seal)

(Seal)

Anthony A. Young (Seal)
Betty T. Young (Seal)

(Seal)

(Seal)

STATE OF ALABAMA **Shelby** **County** } **General Acknowledgment**

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony A. Young and Betty T. Young, whose name 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 April

A.D. 19 99

2-25-2001

My Commission Expires:

Notary Public