

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Virgil Mark Cardwell, Jr.

(Address) 1582 Hwy 5

Wilsonville, AL 35186

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Forty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we.

**Billy Thomas, a married man, d/b/a Billy Thomas Remodeling and Building**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**Virgil Mark Cardwell, Jr. and Sonia Ray Cardwell**

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

SHELBY

County, Alabama to-wit:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 9, Township 21 South, Range 1 East; thence run East along the South 1/4-1/4 line a distance of 47.30 feet; thence turn an angle of 90 degrees 49 minutes 46 seconds left and run a distance of 15.00 feet to the point of beginning; thence continue along last described course a distance of 466.69 feet; thence turn an angle of 90 degrees 49 minutes 46 seconds right and run a distance of 466.69 feet; thence turn an angle of 89 degrees 10 minutes 14 seconds right and run a distance of 466.69 feet; thence turn an angle of 90 degrees 49 minutes 46 seconds right and run a distance of 466.69 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated February 13, 1999.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$ 143,500.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

The above referenced property does not constitute any portion of the homestead of the grantor, nor that of his spouse. Inst # 1999-27446

06/30/1999-27446  
12:52 PM CERTIFIED  
SHELBY COUNTY JUNE 30 10:30

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 the 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 the 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, I have hereunto set my hand(s) and seal(s), this 29th

day of June, 1999

**Billy Thomas d/b/a Billy Thomas Remodeling and Building**

WITNESS:

(Seal)

Billy Thomas  
Billy Thomas

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY }

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Billy Thomas d/b/a Billy Thomas Remodeling and Building and Billy Thomas, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th

day of

June

A. D. 19 99

Notary Public