

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) Raymond Cardwell

(Address) _____

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 Fifty Thousand and no/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Bobby Dale Roman, a married man; Virginia Gail Tomlinson, a single woman and
Maxine Foster, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Raymond Cardwell and Myra 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 NE 1/4 of Section 2, Township 22 South, Range 4 West; thence run East along said 1/4-1/4 line a distance of 164.50 feet to the point of beginning; thence continue East along said 1/4-1/4 line a distance of 164.50 feet; thence turn an angle of 88 degrees 34 minutes 18 seconds left and run a distance of 754.44 feet to the South right of way of Highway 10; thence turn an angle of 94 degrees 20 minutes 11 seconds left and run a distance of 164.92 feet along said right of way; thence turn an angle of 85 degrees 39 minutes 49 seconds left and run a distance of 746.07 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated August 17, 1999.

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

\$ 41,127.80 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

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 fee 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, we have hereunto set OUR hand(s) and seal(s), this

day of 1999

WITNESS:

J. P. FOSTER (Seal)

Levonda S. Peyton (Seal)

Rebecca Roman (Seal)

STATE OF ALABAMA

COUNTY

Bobby Dale Roman (Seal)
Bobby Dale Roman

Virginia Gail Tomlinson (Seal)
Virginia Gail Tomlinson

Maxine Foster (Seal)
Maxine Foster

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobby Dale Roman 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, A. D., 19 99.
SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGMENTS.

Judy W. W. W.
Notary Public.

1999-4047
09/28/1999-4047
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C11 21.00

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that VIRGINIA GAIL TOMLINSON, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of September, 1999.

Judy Winslett
Notary Public

My commission expires: MY COMMISSION EXPIRES JULY 1, 2003

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that MAXINE FOSTER, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of September, 1999.

Judy Winslett
Notary Public

My commission expires: MY COMMISSION EXPIRES JULY 1, 2003

MY COMMISSION EXPIRES JULY 1, 2003

Inst # 1999-40474

09/28/1999-40474
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
. 002 C31 21.00