

THIS INSTRUMENT PREPARED BY:
JOHN B. DAVIS, JR.
1031 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35205

SEND TAX NOTICE TO:
Edward L. & Carol S. Cates
6470 DAYS DENIS ROAD
PELL CITY, AL 35228

STATE OF ALABAMA)
COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED
(WITH RIGHT OF SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Sixty-One
Thousand Five Hundred ----- and No/100 Dollars (\$ 61,500.00) and other
good and valuable consideration, paid to the undersigned grantor, R. W. & Judy Eberhart ("Grantor"),
by Edward L. & Carol S. Cates ("Grantee"), the receipt and sufficiency whereof are hereby
acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, as
joint tenants with right of survivorship, the following described real estate situated in Shelby County,
Alabama (the "Premises"), to wit:

Lot 712, according to the Survey of Forest Parks - 7th Sector, as recorded in
Map Book 22, at Page 150, and Instrument No. 1997-25443, in the Probate Office of
Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and execeptions as shown on the
Record Map of Forest Parks, 7th Sector, (3) Easement for Alabama Power
Company recorded in Volume 236, at Page 829, in the Probate Office of Shelby County, Alabama; (4)
Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, at Page
127; Volume 133, at Page 210; Volume 126, at Page 191; Volume 126, at Page 192, Volume 126, at
Page 323; and Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama; (5) Title
to all mineral within and underlying the premises, together with all mining rights and other rights,
privileges, and immunities relating thereto, together with any release of liability for injury or damage
to persons or property as a result of the exercise of such rights as recorded in Volume 53, at Page 262,
in the Probate office of Shelby County, Alabama; (6) Covenants and Restrictions as set out in
Instrument No. 1997-25445.

TO HAVE AND TO HOLD to the Grantee 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.

Inst # 2000-01227

01/11/2000-01227
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 72.50

IN WITNESS WHEREOF, the undersigned has executed this conveyance on

the 6th day of January, 2000.

WITNESS:

By Seller(s):

R.W. Eberhart
R.W. Eberhart

WITNESS:

By Seller(s):

Judy Eberhart
Judy Eberhart

STATE OF ALABAMA)
COUNTY OF ~~SHELBY~~)
Jefferson

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that R.W. & Judy Eberhart, 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, have, executed the same voluntarily on the day the same bears date.

Give under my hand and official seal this 6th day of January, 2000.

Clayton T. Sweeney
Notary Public

My commission expires:

6-5-2003

Inst # 2000-01227

01/11/2000-01227
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 72.30