

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Robert Charles Cain
644 Sulser Lane
Columbiana, Alabama 35051

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty Thousand and 00/100 (\$140,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Royce K. Regester and Stephanie J. Regester, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Robert Charles Cain and wife, Alma Quattlebaum** (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

*Cain

see attached legal description Exhibit "A"

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

\$139,244.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29th day of February, 2000.


Royce K. Regester


Stephanie J. Regester

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Royce K. Regester and Stephanie J. Regester, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of February, 2000.


NOTARY PUBLIC

My Commission Expires: _____

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES: MARCH 5, 2003

Inst. # 2000-06673

03/03/2000-06673
08:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12:00

EXHIBIT "A"

Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 01 degrees 40 minutes 06 seconds east, a distance of 332.91 feet; thence South 89 degrees 50 minutes 27 seconds east, a distance of 667.12 feet to the point of beginning; thence South 14 degrees 14 minutes 07 seconds west, a distance of 136.88 feet; thence South 04 degrees 52 minutes 28 seconds west a distance of 126.70 feet; thence South 67 degrees 09 minutes 26 seconds West a distance of 104.12 feet; thence South 89 degrees 46 minutes 43 seconds east a distance of 300.06 feet; thence North 08 degrees 01 minutes 50 seconds east, a distance of 395.61 feet; thence North 33 degrees 02 minutes 27 seconds east, a distance of 193.17 feet; thence North 01 degrees 39 minutes 37 seconds east, a distance of 213.41 feet; thence North 89 degrees 47 minutes 23 seconds west, a distance of 914.00 feet to the easterly right of way line of Shelby County Highway 447 also a point on a curve to the left having a central angle of 03 degrees 40 minutes 24 seconds and a radius of 4030.13 feet; said curve subtended by a chord bearing South 1 degrees 00 minutes 04 seconds east and a chord distance of 258.33 feet; thence along the arc of said curve and along said right of way for a distance of 258.38 feet; thence South 89 degrees 50 minutes 27 seconds east and leaving said right of way a distance of 733.58 feet; thence South 00 degrees 09 minutes 33 seconds west, a distance of 209.93 feet; thence North 89 degrees 50 minutes 27 seconds west a distance of 149.96 feet to the point of beginning.

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002 CJ1 12.00

REC. AOC