

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

Send Tax Notice To: William B. Caldwell, Jr.
name 1053 Greystone Cove
Birmingham, Al. 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four hundred eighty-five thousand and no/100 (\$485,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charlie F. Chancellor, a married man dba C&W Construction Company

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

William B. Caldwell, Jr. and Diane Caldwell

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

Shelby County, Alabama to-wit:

Lot 21, according to the Amended Map of The Cove at Greystone, Phase I, recorded in Map Book 26, Page 39 A&B in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$388,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor is a married man, however, the property described herein is not the homestead of the Grantor or his spouse.

Inst # 2000-24925

07/25/2000-24925
09:54 AM CERTIFIED
SHELBY COUNTY, ALA. JUDGE OF PROBATE
105.50

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 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 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, I have hereunto set my hand(s) and seal(s), this 21 day of July, xx 2000

WITNESS:

(Seal)

(Seal)

(Seal)

Charlie F. Chancellor (Seal)
CHARLIE F. CHANCELLOR dba C&W

Construction Company (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, _____ the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that Charlie F. Chancellor, a married man dba C&W Construction Company 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of July, A. D., 19 xx 2000

My commission expires: 9/13/00

Jessan Cuyler
Notary Public.