

This instrument was prepared by

Send Tax Notice To: Casey N. Bassett

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

name
919 Falling Star Lane
address
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Six Thousand, Five Hundred & no/100---(\$136,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dollars Kimberly S. Canady and husband, James Maurice Canady

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

Casey N. Bassett and Charles D. Bassett, III

(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 29, according to the Survey of Apache Ridge, 1st Sector, as recorded in Map Book 12, Page 29, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 134,386.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 2001-23699

06/11/2001-23699

11:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MB 13.50

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, we have hereunto set our hand(s) and seal(s), this 25th day of May, ~~19~~ 2001

____ (Seal)

____ (Seal)

____ (Seal)

Kimberly S. Canady (Seal)
Kimberly S. Canady

James Maurice Canady (Seal)
James Maurice Canady

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly S. Canady and James Maurice Canady whose name(s) 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May A.D., 2001

William H. Halbrooks
William H. Halbrooks

Notary Public
Notary Public