

SEND TAX NOTICE TO:  
J. D. CHAVES, JR  
5537 HEATH ROW DRIVE  
BIRMINGHAM, AL 35242

Inst # 2001-43676

**WARRANTY DEED**

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA:**  
**COUNTY OF Shelby:**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of ONE HUNDRED EIGHT FIVE THOUSAND AND 00/100 (\$185,000.00) and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **JAMES S. RAINWATER and JACQUELINE G. RAINWATER, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JOSEPH D. CHAVES, JR. and LISA RAINWATER CHAVES, HUSBAND AND WIFE** (herein referred to as GRANTEE(S)for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of Shelby, and State of Alabama**, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF MEADOW BROOK, 12TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA

\$179,450.00 OF THE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of September, 2001.

*James S. Rainwater*  
JAMES S. RAINWATER

*Jacqueline G. Rainwater by*  
JACQUELINE G. RAINWATER

*James S. Rainwater, her atty. in fact*

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

THE POWER OF ATTORNEY REFERRED TO ABOVE IS RECORDED IN SHELBY COUNTY, ALABAMA IN INSTRUMENT NO. 2001-31660 ON JULY 31, 2001.

I, the undersigned, a Notary Public in and for said County and State hereby certify that JAMES S. RAINWATER and JACQUELINE G. RAINWATER whose name(s)is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 26th day of September, 2001.

*[Signature]*  
Notary Public  
My commission exp: 9-9-03

Prepared by:  
STEWART & ASSOCIATES, P.C.  
3595 Grandview Parkway, Suite 350  
Birmingham, AL 35243

10/08/2001-43676  
02:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 17.00