

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
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This instrument was prepared by:

(Name) _____
(Address) _____

Send Tax Notice to:

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of 500.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

Charles W. Erwin and wife, Beth F. Erwin and Charles W. Erwin, Jr.
(herein referred to as grantors), do grant, bargain, sell and convey unto

Charles W. Erwin, Beth F. Erwin, Charles W. Erwin, Jr. and Lisa Erwin Putman

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

Shelby County, Alabama, to-wit:

Condominium Unit Number 108 of Cambrian Wood Condominium, a condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Book 12, beginning at page 87, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344 in the Office of the Judge of Probate of Shelby County, Alabama.

Together with an undivided .0135292 percent interest appurtenant to said unit in the common elements as set forth in Exhibit C of said Declaration, and

Together with all of its appurtenances according to said Declaration.

SUBJECT TO taxes for the year 2002 and subsequent years, easements, restrictions, reservations, right-of-ways, limitations, covenants and conditions of record, if any, and minineral and mining rights, if any.

Inst # 2002-15673

04/04/2002-15673
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 NEL 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 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 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 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 _____ day of April, 19 2002.

WITNESS

April D. Beaver (Seal)

Deborah Woods (Seal)

Nickelberry (Seal)

Charles W. Erwin (Seal)

Beth F. Erwin (Seal)

Charles W. Erwin, Jr. (Seal)

STATE OF ALABAMA

County } General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Charles W. Erwin, Beth F. Erwin and Charles W. Erwin, Jr., whose name 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 _____ day of April, A.D. 19 2002.

3/24/05

My Commission Expires:

April D. Beaver
Notary Public