

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
William Eugene Cody and
Suzanne Lehman Cody
173 Cliff Road
Sterrett, Alabama 35147

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred sixty two thousand and no/100 (\$262,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Todd L. ZumMallen and Tammy J. ZumMallen, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **William Eugene Cody and Suzanne Lehman Cody** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$135,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

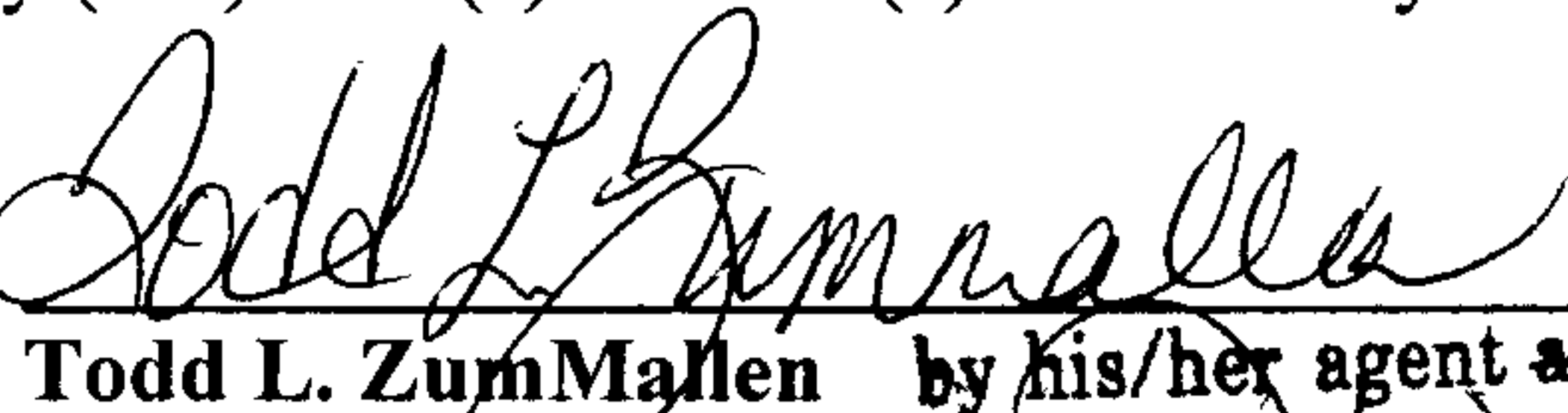
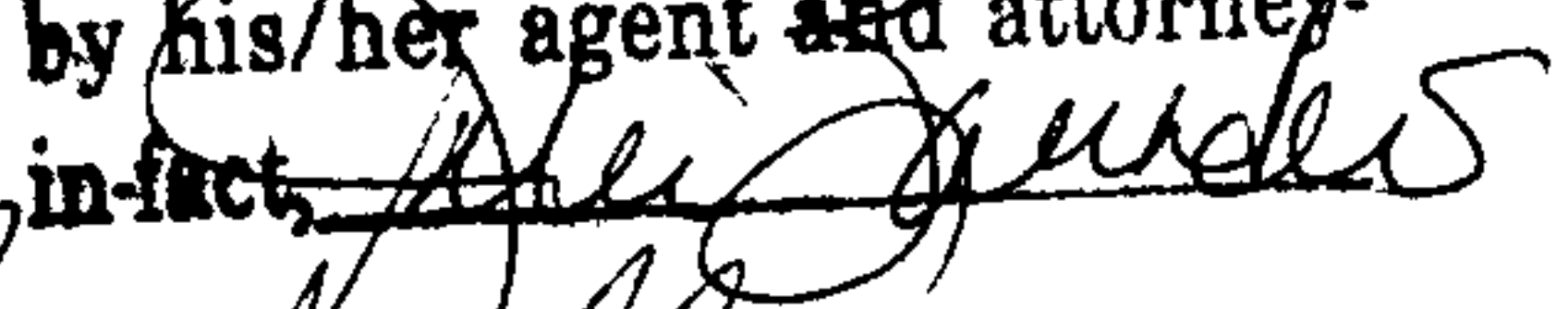
To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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.


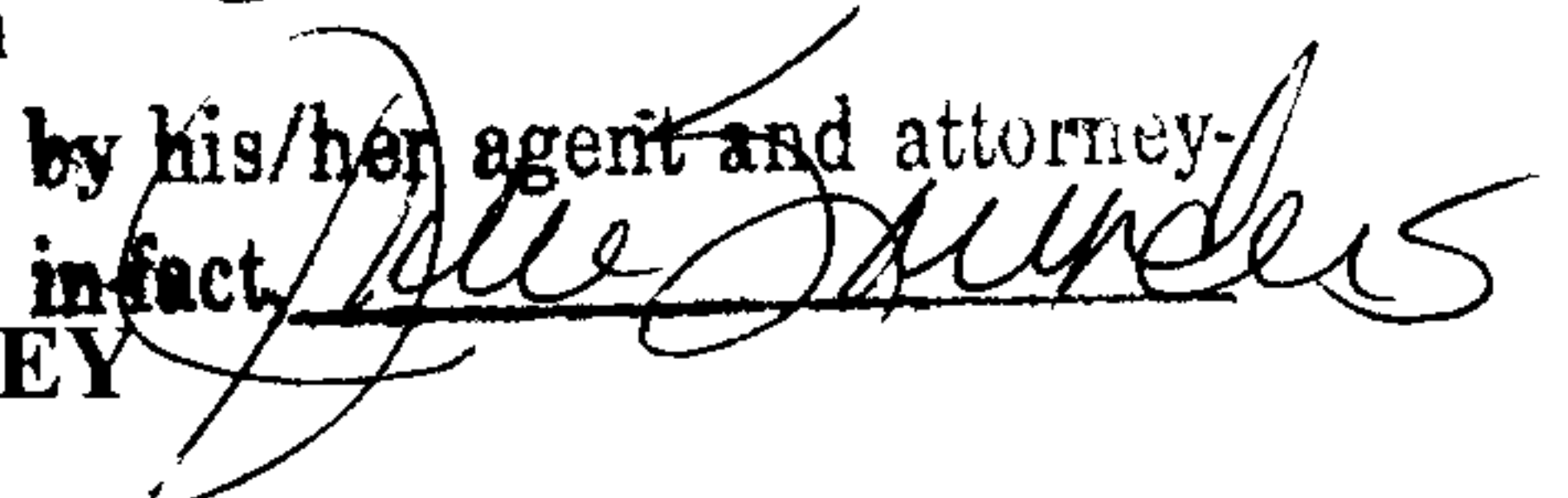
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of February, 2003.

Witness

Witness


Todd L. ZumMallen by his/her agent and attorney-in-fact, 


Tammy J. ZumMallen by his/her agent and attorney-in-fact, 

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Julie Saunders, whose name as Attorney in Fact for Todd L. ZumMallen and Tammy J. ZumMallen, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2003.



Notary Public
My commission expires:02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

Lot 617, according to the Survey of Forest Parks, 6th Sector, 2nd Phase, as recorded in Map Book 24, Page 110, in the Probate Office of SHELBY County, ALABAMA.

Parcel II

A part of Lot 618 of Forest Parks 6th Sector 2nd Phase as recorded in Map Book 24 on Page 110 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the Northernmost corner of said Lot 618; thence run in a Southeasterly direction along the Northeast line of said Lot 618 and also along the Southwest line of Lot 617 in said Forest Parks 6th Sector, 2nd Phase, for a distance of 165.01 feet to an iron pin found at the Easternmost corner of said Lot 618, said iron pin being on a curve to the left having a central angle 00 degrees, 13 minutes 49 seconds and a radius of 496.79 feet; thence run in a Southwesterly direction along the Southeast line of said Lot 618 and also along the Northwest right-of-way of Cliff Road in said Forest Parks 6th Sector, 2nd Phase and also along the arc of said curve, for a distance of 2.00 feet to a point; thence turn an angle to the right from the tangent of last stated curve of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction for a distance of 165.00 feet to a point on the Northwest line of said Lot 618; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction along the Northwest line of said Lot 618 for a distance of 2.66 feet to the point of beginning.