


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Charles & Carla Cunningham
464 North River Drive
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20030701000413680 Pg 1/1 42.50
Shelby Cnty Judge of Probate, AL
07/01/2003 13:19:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND NINE HUNDRED AND NO/00 (\$155,900.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sam N. Meredith and wife, Eleanor D. Meredith (herein referred to as grantor)** bargain , sell and convey unto, **Charles R. Cunningham and Carla J. Cunningham (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 13, in SHELBY SHORES, FIRST SECTOR, FIRST ADDITION, according to the Map of said Shelby Shores, First Sector, First Addition, as recorded in Map Book 5, Page 29 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

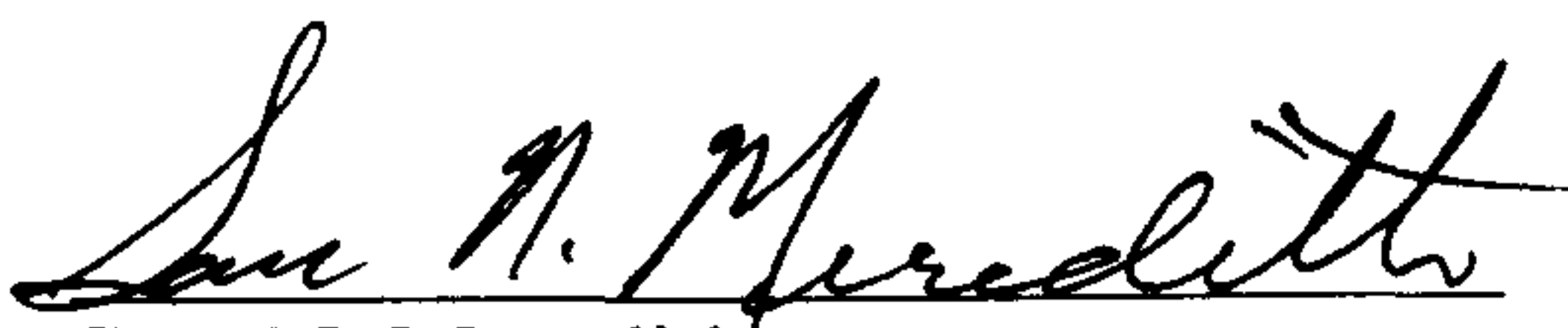
This property constitutes no part of the household of the grantor, or of their spouse.

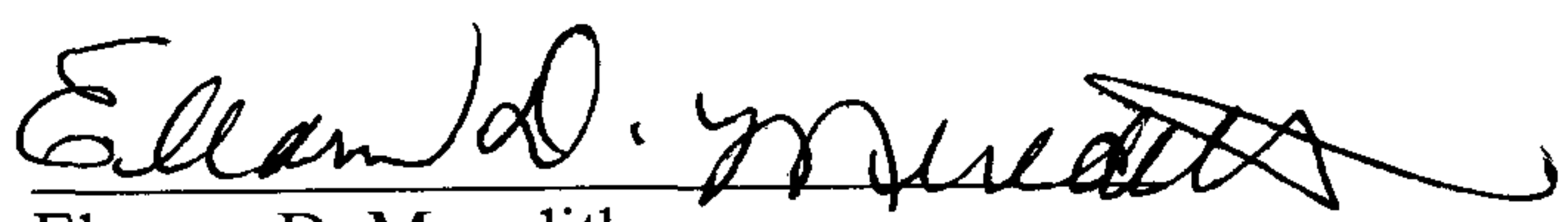
\$ 124,700.00 of the above-recited consideration was paid from a mortgage recorded simultaneously

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of June 2003.

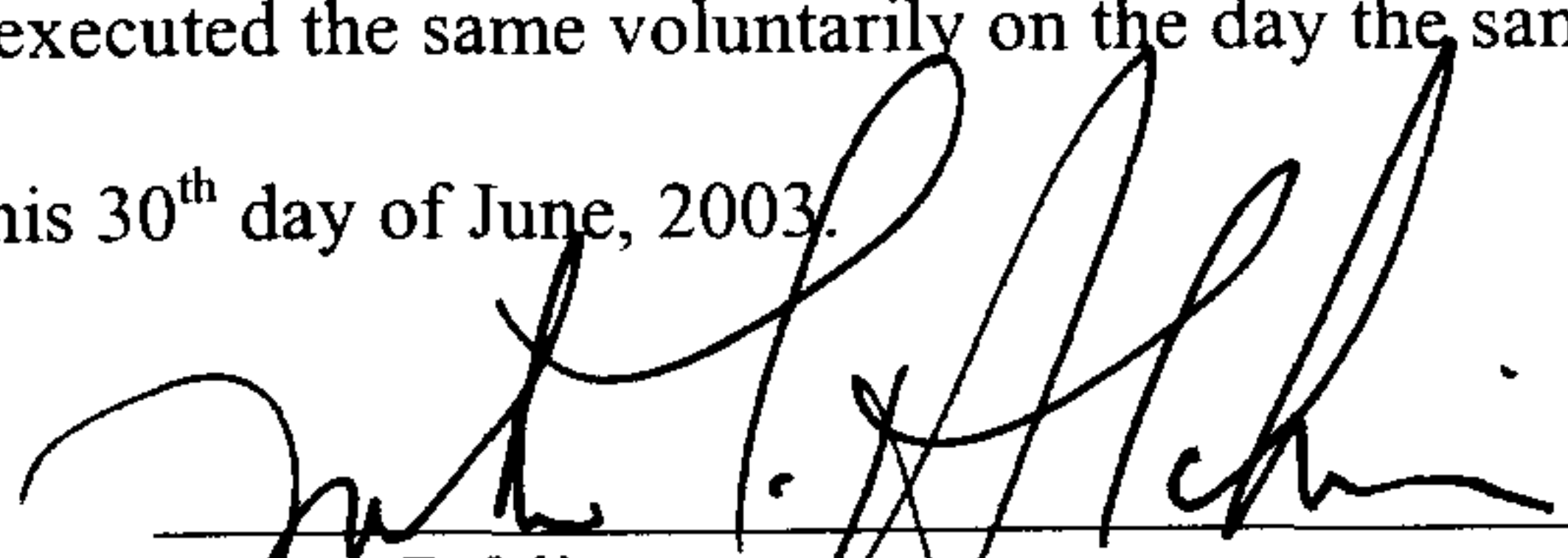

Sam N. Meredith


Eleanor D. Meredith

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Sam N. Meredith and Eleanor D. Meredith whose names 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 30th day of June, 2003.


Notary Public

My commission expires: 10/16/04