


This Instrument Prepared By:  
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Send Tax Notice To:

TOM PINION  
1145 MOUNTAIN OAKS DR  
B'ham. AL.  
35226

**STATUTORY JOINT TENANCY WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20040120000032200 Pg 1/1 45.00  
Shelby Cnty Judge of Probate, AL  
01/20/2004 09:03:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One hundred seventy thousand and No/100 Dollars (\$170,000.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Connor Farmer, a married man and Harold L. Hall, Jr., a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Thomas D. Pinion and Martha J. Pinion, (herein referred to as Grantees), 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 Shelby County, Alabama, to-wit:

Lot 4-B, according to a Resurvey of Lot 3A, of a Resurvey of Lots 2 and 3 and 4 of Cahaba River Getaways Subdivision, as recorded in Map Book 32, Page 57, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

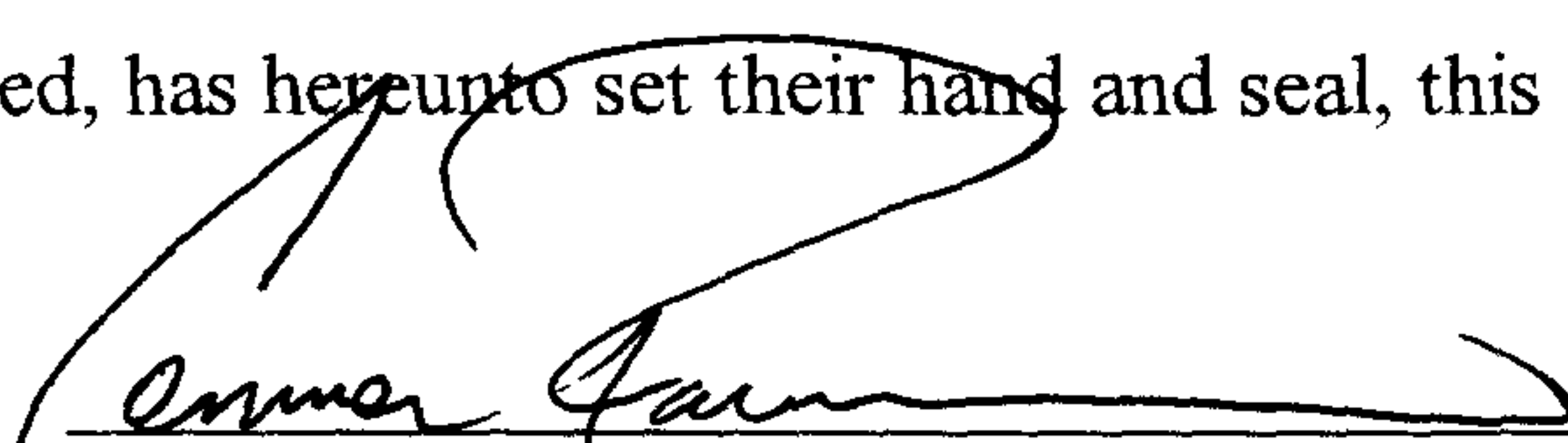
**SUBJECT TO:** (1) Taxes due in the year 2004 and thereafter; (2) The fact that the property conveyed is subject to a current use assessment; (3) The fact that the property conveyed contains flood prone areas; (4) Mineral and mining rights not owned by the Grantors; (5) Easements, restrictions, reservations and rights-of-way of record; (6) Future Amendment(s) of Restrictive Covenants including, without limitation, the relocation of the "Common Area"; (7) Rights of others in and to the use of easements.

\$136,000.00 of the consideration was derived from a mortgage loan closed simultaneously with the delivery of this Deed.

The property conveyed is not the homestead of either of the Grantors or their spouses.

**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 the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

**IN WITNESS WHEREOF**, the undersigned, has hereunto set their hand and seal, this the 14 day of January, 2004.

  
Connor Farmer

  
Harold L. Hall, Jr.

STATE OF ALABAMA)  
 COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Connor Farmer and Harold L. Hall, Jr., whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of January, 2004.

  
Notary Public

My Commission Exp. 3-1-06