

20040325000151760 Pg 1/3 61.00  
Shelby Cnty Judge of Probate, AL  
03/25/2004 10:16:00 FILED/CERTIFIED

This instrument was prepared by

Send Tax Notice To:

**WPC & ASSOCIATES LLC**  
**2 OFFICE PARK CIRCLE**  
**SUITE 105**  
**BIRMINGHAM, ALABAMA**

**GARRY L. CAIN**  
**BARBARA O. CAIN**  
**207 STETSON LANE**  
**ALABASTER, ALABAMA 35007**

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED AND THIRTY SEVEN THOUSAND... Dollars  
(\$ 437,000.00 ) to the undersigned grantor, or grantors in hand paid by the GRANTEES  
herein, the receipt whereof is acknowledged, we, CHARLES N. SANDERS AND  
SUSAN ANN SANDERS, HUSBAND AND WIFE .....

(herein referred to as Grantor, whether one or more) do, grant, bargain, sell and convey unto  
GARRY L. CAIN AND BARBARA O. CAIN, HUSBAND AND WIFE .....

.....  
(herein referred to as Grantee, whether one or more), as joint tenants with right of survivorship,  
the following described real estate situated in SHELBY

County, Alabama, to-wit:

SEE EXHIBIT A.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$ 393,300.00 IS RECORDED HEREWITH

TO HAVE AND TO HOLD, to 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,

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**


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**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

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, 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 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, 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 19th day of FEBRUARY, 2004.

X  (Seal) \_\_\_\_\_ (Seal)

X  (Seal) \_\_\_\_\_ (Seal)

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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STATE OF ALABAMA  
COUNTY OF SHELBY

**General Acknowledgment**

I, WILLIAM PATRICK COCKRELL, a Notary Public in  
and for said County in said State, hereby certify that  
CHARLES N. SANDERS AND SUSAN ANN SANDERS, HUSBAND AND WIFE,  
whose name(s) 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 the 19 day of  
February, 2004.

*William Cockrell*

WILLIAM PATRICK COCKRELL  
Notary Public, AL State at Large  
My Comm. Expires May 28, 2006

Notary Public

Return to:

WPC & ASSOCIATES LLC  
2 Office Park Circle, Suite 105  
BIRMINGHAM, AL 35223  
PH 870-0411  
fx 870-0311