

PREPARED BY:  
KRISTY LIGGAN RILEY, LLC  
1950 Stonegate Drive  
Suite 150  
Vestavia Hills, Alabama 35242

SEND TAX NOTICE TO  
JAMES B. CAGLE  
WANDA H. CAGLE  
1191 Country Club Circle  
Birmingham, AL 35244

20040604000298490 Pg 1/1 56.00  
Shelby Cnty Judge of Probate, AL  
06/04/2004 09:14:00 FILED/CERTIFIED

FILE #B20336

WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED THIRTY THOUSAND AND 00/00 (\$330,000.00)** Dollars and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/We, **Ronald E. Parker and wife, Sandra Cotton Parker**, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James B. Cagle and Wanda H. Cagle** herein referred to as Grantees, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama** to-wit:

Lot 2405, according to the map or survey of Riverchase Country Club, 24th Addition, as recorded in Map Book 10, Page 64, in the Probate Office of Shelby County, Alabama.

*\$245,000.00 of purchase price paid by 1st mortgage*  
SUBJECT TO:

- 1. Advalorem property taxes for the current tax year, 2004.
- 2. Easements, restrictions, covenants and reservations of record.

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, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, I/We, **Ronald E. Parker and wife, Sandra Cotton Parker**, have hereunto set my hand and seal this 28th day of May, 2004

*Ronald E. Parker* {SEAL}  
Ronald E. Parker

*Sandra Cotton Parker* {SEAL}  
Sandra Cotton Parker

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **Ronald E. Parker and wife, Sandra Cotton Parker** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this <sup>1<sup>st</sup></sup> ~~28<sup>th</sup>~~ <sup>June</sup> day of ~~May~~, 2004.  
*Frances C. Cain*  
Notary Public  
My Commission Expires: 7-13-2005

