

11425

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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SEND TAX NOTICE TO:

CURTIS PANCOAST  
188 WATERFORD HIGHLANDS TRAIL  
CALERA, ALABAMA 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATUTORY WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND FIVE HUNDRED NINETY EIGHT DOLLARS and 00/100 (\$165,598.00) DOLLARS to the undersigned grantor, MUNGER, BLALOCK & COMPANY, INC., in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto CURTIS PANCOAST and VALERIE PANCOAST, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 483, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 32, PAGE 136, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. # 20021126000592570 IN THE PROBATE OFFICE.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 8 FEET ON THE EASTERLY SIDE OF THE LAND.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INST. # 1995-1640 AND REAL 345 PAGE 744 IN THE PROBATE OFFICE.
5. RELEASE(S) OF DAMAGES AS SET OUT INSTRUMENTS(S) RECORDED IN INST. #1995-1640 and real 345 page 744.
6. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 32 PAGE 136 IN THE PROBATE OFFICE.
7. GRANT TO STATE OF ALABAMA FOR RAILROAD SET OUT IN REAL 278 PAGE 5 IN PROBATE OFFICE.
8. TERMS AND CONDITIONS AS CONTAINED IN DEED RECORDED IN INST. # 1995-1640 IN PROBATE OFFICE.

\$132,478.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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.

IN WITNESS WHEREOF, the said J HARRY BLALOCK AS  
VICE PRESIDENT OF MUNGER, BLALOCK & COMPANY, INC., has  
hereunto subscribed her name on this the 10th day of September, 2004.

MUNGER, BLALOCK & COMPANY, INC.

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that J HARRY BLALOCK, whose name as VICE PRESIDENT of MUNGER, BLALOCK & COMPANY, INC., an Alabama Limited Liability Company, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 10th day of September, 2004.

  
Notary Public

My commission expires: 9/12/2005