



20041020000580290 Pg 1/2 117.00  
Shelby Cnty Judge of Probate, AL  
10/20/2004 14:33:00 FILED/CERTIFIED

This instrument was prepared by:

William R. Justice  
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address.  
2225 Highway 49  
Columbiana, AL 35051

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

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Fifty Thousand and no/100 DOLLARS (\$350,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the undersigned Curtis R. Largin and Mary D. Largin, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Curtis M. Largin and Cynthia Largin (herein referred to as GRANTEEES) 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:

The E ½ of the SW ¼ of NE ¼ and all that part of the SE ¼ of NE ¼, lying southwest of Four-Mile Creek, all being in Section 31, Township 20 South, Range 1 East.

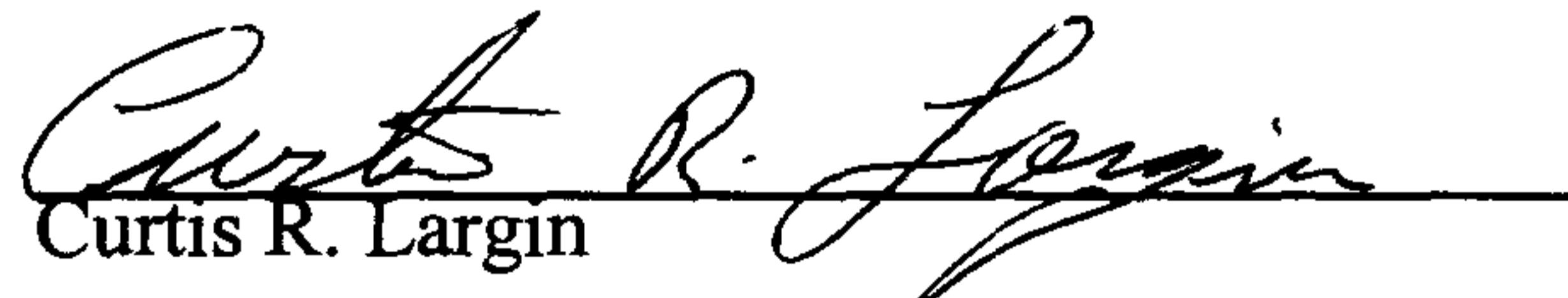
Subject to transmission line permits and mineral leases of record.

\$250,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
20<sup>th</sup> day of October, 2004.

  
Curtis R. Largin

  
Mary D. Largin

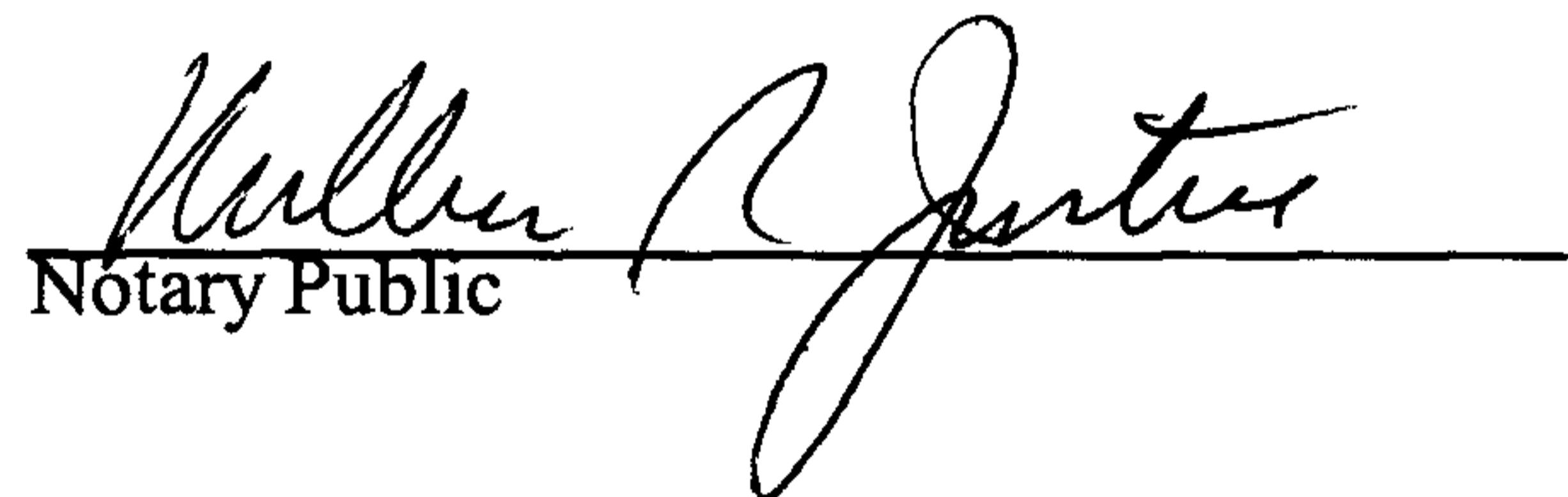
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Curtis R. Largin and Mary D. Largin, husband and wife, 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 20<sup>th</sup> day of October, 2004.

  
Notary Public