20050825000438850 1/1 $29.00
Shelby Cnty Judge of Probate,AL
08/25/2005 02:11:15PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Terry W. Forney and Carletta C. Forney
202 Woodbridge Trail
Chelsea, Alabama 35043

STATE OF ALABAMA)
: **STATUTORY JOINT SURVIVORSHIP DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Fifty-Three Thousand Twenty-Five and 00/100 ($353,025.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **J & G Builders and Remodeling, Inc.** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Terry W. Forney and Carletta C. Forney,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 89, according to the Survey of Cameron Woods, 2nd Addition, as recorded in Map Book 30, Page 20, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

$335,373.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **1st** day of **August, 2005.**

J & G Builders and Remodeling, Inc.

James Hale, President

Shelby County, AL 08/25/2005
State of Alabama

Deed Tax:$18.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Hale, whose name as President of J & G Builders and Remodeling, Inc., is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of August, 2005.

NOTARY PUBLIC
My Commission Expires: 9/29/06

ELIZABETH B. JONES
NOTARY PUBLIC
ALABAMA STATE AT LARGE