200601120000021120 1/2 \$89.00 Shelby Cnty Judge of Probate, AL 01/12/2006 03:08:13PM FILED/CERT

Shelby County, AL 01/12/2006 State of Alabama

Deed Tax: \$75.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100

Birmingham, Alabama 35244

SANDRA E. CASH HOLLYBROOK ROAD WILSONVILLE, AL 35186

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY FIVE THOUSAND DOLLARS and 00/100 (\$75,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, M AND M LIVING TRUST (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SANDRA E. CASH and JERRY O. CASH, WIFE AND HUSBAND, (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:

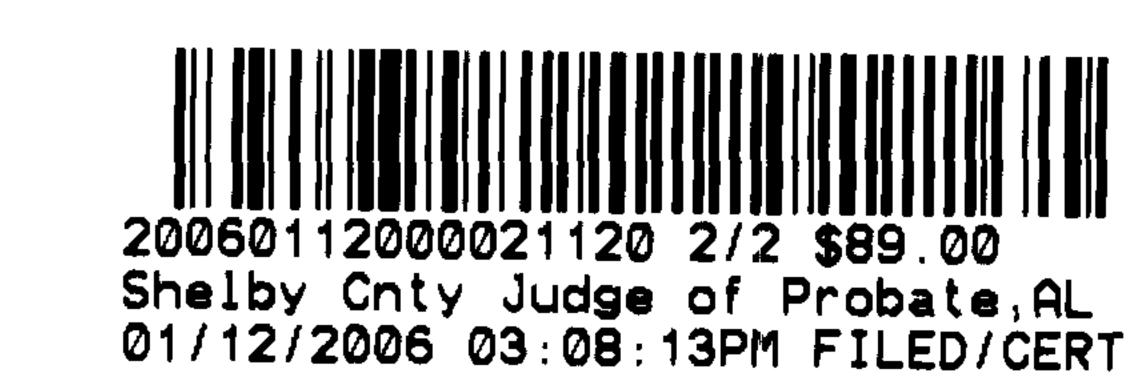
SUBJECT TO:

A PARCEL OF LAND AS SITUATED IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 01 DEGREES 54 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 611.36 FEET TO THE POINT-QF BEGINNING; THENCE RUN NORTH 88 DEGREES 05 MINUTES 31 SECONDS WEST A DISTANCE OF 413.53 FEET TO A POINT ON THE CENTERLINE OF ARLYN HORTON ROAD (40' RIGHT OF WAY); THENCE RUN NORTH 33 DEGREES 06 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 92.31 FEET; THENCE RUN NORTH 18 DEGREES 29 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 83.39 FEET; THENCE RUN NORTH 05 DEGREES 49 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 141.34 FEET; THENCE RUN NORTH 13 DEGREES 42 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 100.44 FEET; THENCE RUN NORTH 35 DEGREES 39 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 46.75 FEET; THENCE RUN NORTH 84 DEGREES 00 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 44.08 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY 145; THENCE RUN NORTH 15 DEGREES 18 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 521.31 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 73 DEGREES 29 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 373.42 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE RUN SOUTH 01 DEGREES 54 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 863.36 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA

- 1. TAXES FOR THE YEAR 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. EASEMENT TO SOUTH CENTRAL BELL RECORDED IN BOOK 257, PAGE 168.



- 3. SUBJECT TO PUBLIC ROAD RIGHT OF WAY AND TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SET OUT IN INST. 1999-48916.
- 4. SUBJECT TO THE RIGHT OF WAY OF ARLYN HORTON ROAD AS DEPICTED ON THAT SURVEY OF THE SUBJECT PROPERTY AND RUNNING DIAGONALLY THROUGH THE SUBJECT PROPERTY.

\$40,000.00 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, M AND M LIVING TRUST, BY MALCOLM W. ANDERSON AS CO-TRUSTEE AND MARY B. ANDERSON AS CO-TRUSTEE have hereunto set his, her or their signature(s) and seal(s), this the 9th day of January, 200% (p)

M AND M LIVING TRUST

MALCOLM W. ANDERSON, CO-TRUSTEE

MARY B. ANDERSON, CO-TRUSTEE (SEAL)

STATE OF / CXGS)
COUNTY OF Denton)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MALCOLM W. ANDERSON AND MARY B. ANDERSON AS CO-TRUSTEES OF M & M LIVING TRUST is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they, in their capacity as CO-TRUSTEES, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 9th day of JANUARY, 2005.

Notary Public

My commission expires: 12/13

BRIAN K. FIKAR

MY COMMUSSION EXPIRES

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