

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Larry E. Cain  
P O Box 609  
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Twenty Two Thousand Six Hundred Fifteen dollars and Zero cents (\$222,615.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lynn B. Braddock and Debra C. Braddock, husband and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto Larry E. Cain and Jane R. Cain (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 19, according to the survey of Sunrise Cove, as recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of August, 2008.

\_\_\_\_\_  
(Seal)

Lynn B. Braddock  
Lynn B. Braddock (Seal)

\_\_\_\_\_  
(Seal)

Debra C. Braddock  
Debra C. Braddock  
By: Lynn B. Braddock as Attorney in Fact as  
recorded in Inst. # 20080819000332940  
in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA


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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn B. Braddock and Debra C. Braddock by Lynn B. Braddock as Attorney in Fact 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 18<sup>th</sup> day of August 2008.

  
20080819000332950 1/1 \$234.00  
Shelby Cnty Judge of Probate, AL  
08/19/2008 10:50:36AM FILED/CERT

Quot J. Pearson  
Notary Public  
My Commission Expires: 10/16/08

Shelby County, AL 08/19/2008  
State of Alabama

Deed Tax: \$223.00