

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. John Thomas, Jr. Cain
1644 Mooney Road
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 **FIVE HUNDRED FORTY FIVE THOUSAND AND NO/00 DOLLARS (\$545,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **BERTIE SMITH TALTON, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **JOHN THOMAS CAIN, JR. and wife, MARGARET A. CAIN, (herein referred to as grantee, whether one or more)**, 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 Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and the Southeast Quarter (SE ¼) of the Southwest quarter (SW ¼), and all of that part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) East of the Old Montgomery Public Road, save and except one-half acre in the Northeast corner thereof of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) heretofore conveyed to Henry Crumpton, all in Section 28, Township 21, Range 1 East, Shelby County, Alabama.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTORS heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of July, 2010.

Bertie Smith Talton
Bertie Smith Talton

Joyce M. Chambless (POA)
By: Joyce M. Chambless, Attorney in Fact under
Power of Attorney recorded as Instrument
#20100723000234990 in the Probate Office of
Shelby County, Alabama.

State of Alabama
Deed Tax : \$545.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Joyce M. Chambless, whose name as Attorney in Fact for Bertie Smith Talton, 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 she executed the same voluntarily on the day the same bears date in her capacity as such Attorney in Fact.

Given under my hand and official seal this 28th day of July, 2010.
My commission expires: 9/12/11

Notary Public
Notary Public