

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
3800 Colonnade Parkway, Suite 330  
Birmingham, Alabama 35243

SEND TAX NOTICE TO:  
Christopher R. Cumbest  
23 Jetty Circle  
Shelby, AL 35143

**CORPORATE WARRANTY DEED**  
**Joint Tenants with Rights of Survivorship**



20100915000300910 1/1 \$38.00  
Shelby Cnty Judge of Probate, AL  
09/15/2010 09:45:29 AM FILED/CERT

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JEFFERSON )

That in consideration of One Hundred Thirty Thousand and No/100 Dollars (\$130,000.00) and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

American General Financial Services of Alabama, Inc.

(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Christopher R. Cumbest and Heather T. Cumbest

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in Jefferson County, Alabama, to-wit:

From the NE corner of Section 11, Township 24 North, Range 15 East, run South along the East boundary of said Section 11, a distance of 1591.70 feet to the point of beginning of herein described parcel of land; thence turn 76 degrees 17 minutes 20 seconds right and run 181.36 feet; thence turn 76 degrees 27 minutes 20 seconds left and run 125.0 feet; thence turn 117 degrees 28 minutes 40 seconds left and run 198.44 feet; thence turn 62 degrees 21 minutes 20 seconds left and run 75.92 feet to the point of beginning of herein described parcel of land. Also, an easement 12.5 foot in width lying West of and running parrallel to the East boundary of afore described parcel of land. According to survey of Sam W. Hickey, Registered Land Surveyor.

\$104,000.00 of the consideration was paid from a mortgage loan executed simultaneously herewith.

1. Mineral and mining rights excepted. Subject to current taxes, covenants, conditions easements and restrictions of record.

**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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

**IN WITNESS WHEREOF**, the said GRANTOR by its Vice President who is authorized to execute this conveyance, hereto set his/her signature and seal this the 21 day of August, 2010.

American General Financial Services of Alabama, Inc.

BY: [Signature]  
ITS: Vice President

JILL BROOKS

STATE OF INDIANA )  
COUNTY OF VANDERBURGH )

I, SARA LEANN WATSON, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jill Brooks whose name as Vice President of American General Financial Services of Alabama, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 21 day of August, 2010.



SEAL  
SARA LEANN WATSON  
Resident of Vanderburgh County, IN  
Commission Expires: June 18, 2016

[Signature]  
Notary Public -

My Commission Expires: June 18, 2016

Shelby County, AL 09/15/2010

State of Alabama

Deed Tax : \$26.00