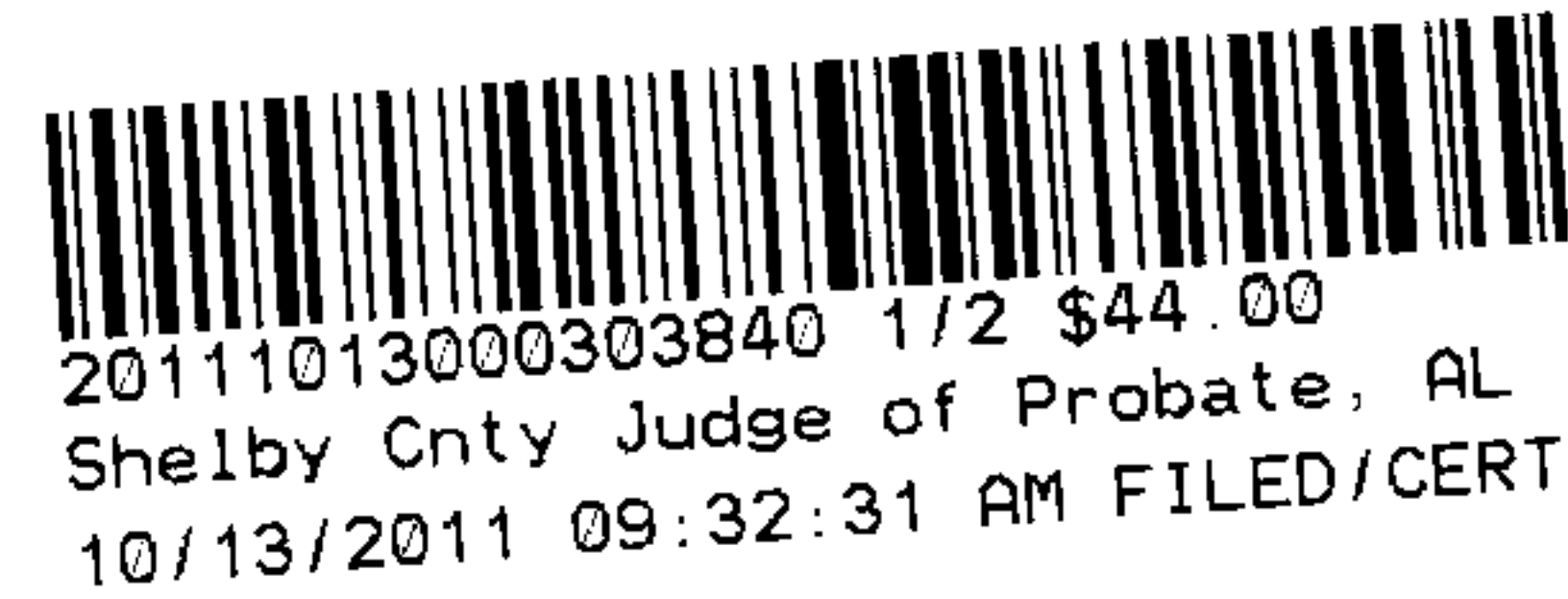


28,000.00

**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 and no/100's Dollars (\$500.00)** to the undersigned grantor,

**BERTHA FAY CUNNINGHAM, an unmarried woman**

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

**BERTHA FAY CUNNINGHAM, SALLY STREET and JANE CAIN**

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**FROM THE NORTHWEST CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 2 WEST RUN SOUTH ALONG THE WEST BOUNDARY LINE OF SAID ¼ ¼ SECTION FOR A DISTANCE OF 155.00 FEET THENCE TURN A ANGLE OF 120° 00' TO THE LEFT AND RUN NORTH EASTERLY FOR 720.00 FEET FOR THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED AND CONVEYED; THENCE CONTINUE LAST NAMED COURSE FOR A DISTANCE OF 50.00 FEET THENCE TURN A ANGLE OF 120° 00' TO THE RIGHT AND RUN SOUTH EASTERLY FOR 241.00 FEET THENCE TURN A ANGLE OF 168° 39' 51" TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 220.29 MORE OR LESS TO THE POINT OF BEGINNING.**

Bertha Fay Cunningham is the surviving grantee of that deed recorded in Instrument 1994-24082, the other grantee, William T. Cunningham, having died on or about the 13<sup>th</sup> day of July, 1997.

No opinion as to the title of the above described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above described property.

TO HAVE AND TO HOLD, to 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 or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 the 30th day of September, 2011.

WITNESS:

\_\_\_\_\_

*Bertha Fay Cunningham*  
BERTHA FAY CUNNINGHAM

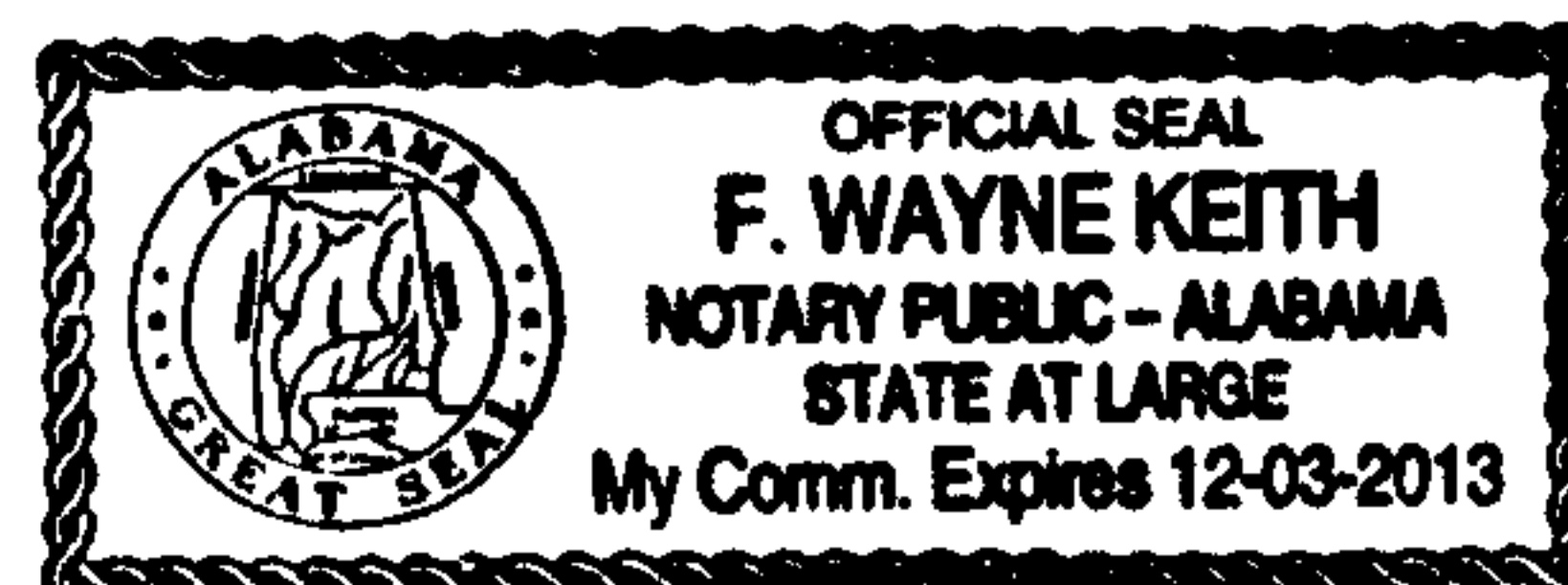
STATE OF ALABAMA  
SHELBYCOUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Bertha Fay Cunningham, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 30th day of September, 2011.

*[Signature]*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 150  
Birmingham, Alabama 35244



SEND TAX NOTICE TO:  
Bertha Fay Cunningham  
34 Homestead Trail  
Pelham, Alabama 35124

  
20111013000303840 2/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
10/13/2011 09:32:31 AM FILED/CERT