

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Charles Cusimano
4361 Heritage View Rd
Bham AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED FORTY THOUSAND DOLLARS AND ZERO CENTS (\$240,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Richard L. Grimes and Cindy H. Grimes, Husband and wife**, grant, bargain, sell and convey unto **Charles Cusimano and Kathryn Cusimano**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 30, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23 A&B, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

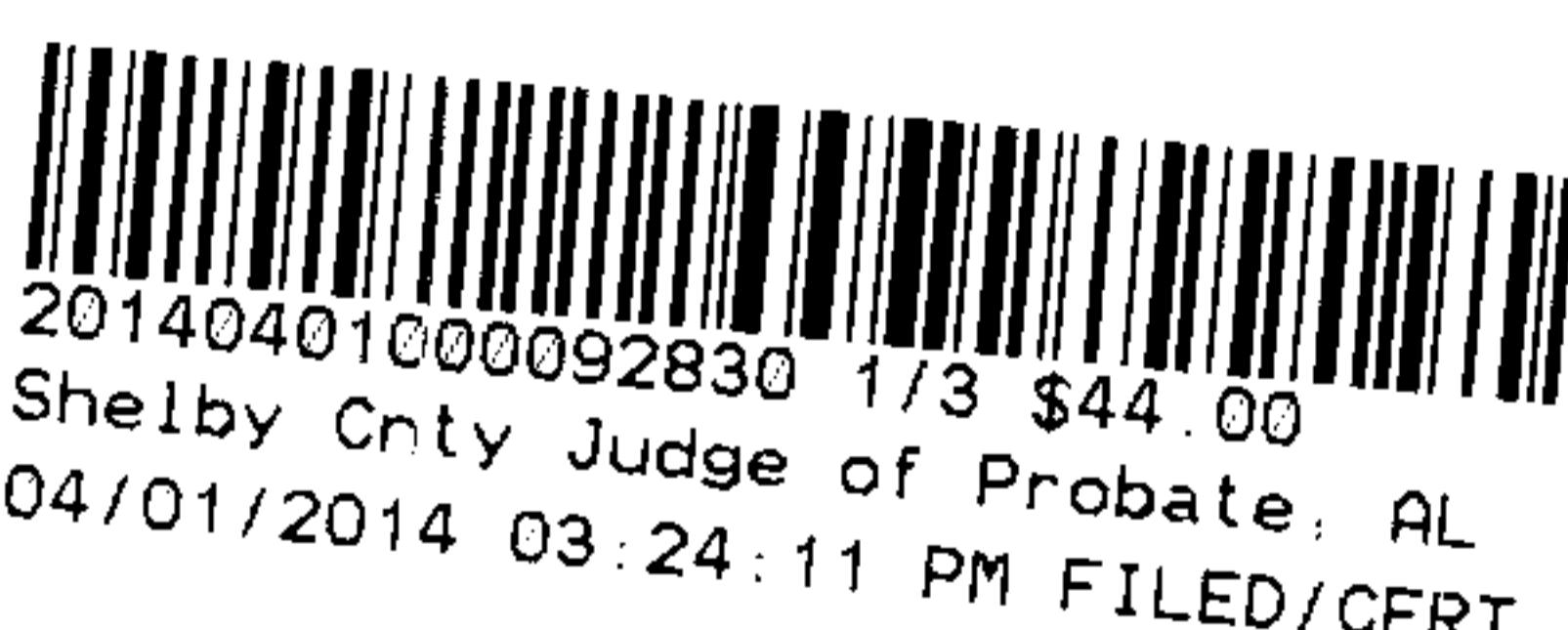
Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$216,000.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

 of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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.



Shelby County, AL 04/01/2014
State of Alabama
Deed Tax: \$24.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of March,
2014.



Richard L. Grimes



Cindy H. Grimes

STATE OF TX
COUNTY OF Galveston

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard L. Grimes**, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of Feb 2014.



Notary Public

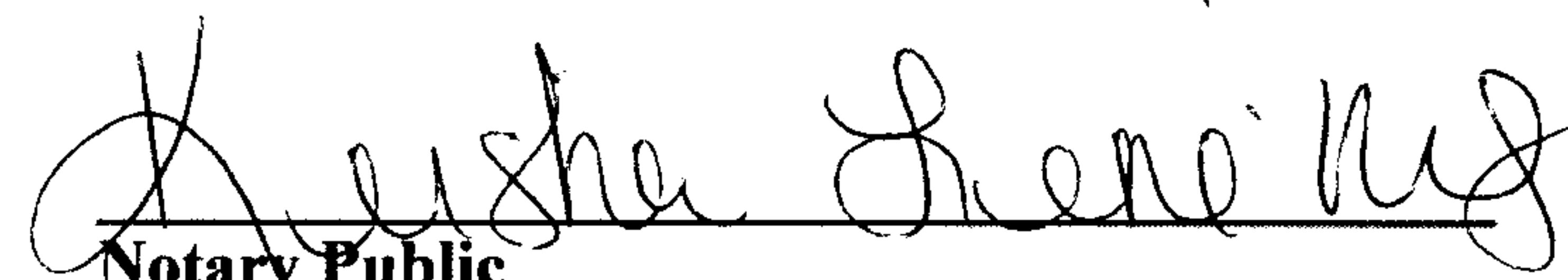
My Commission Expires: NOV 30, 2016

STATE OF TX
COUNTY OF Galveston



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cindy H. Grimes**, whose name 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.

Given under my hand and official seal this 14th day of Feb 2014.



Notary Public

My Commission Expires: NOV 30, 2016


20140401000092830 2/3 \$44.00
Shelby Cnty Judge of Probate, AL
04/01/2014 03:24:11 PM FILED/CERT



