

1601
SEND TAX NOTICE TO:

(Name) William F. Hamilton, Jr.

(Address) 13 Alden Lane
Birmingham, Alabama 35213

This instrument was prepared by

(Name) Wilbur K. Allen, Jr.

(Address) 3800 Montevallo Road, B'ham, Al 35213

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-eight thousand and no/100 * * * * * DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
SARA BETH ARTHAUD (a married woman) and Carolyn Cain (an unmarried woman)
who hereby state that caption lands is not a part of homestead of either
(herein referred to as grantors) do grant, bargain, sell and convey unto grantor.
WILLIAM F. HAMILTON, JR. AND KATHERINE M. HAMILTON

(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 13 HOLLY BROOK LAKE SUBDIVISION MAP BOOK 4 PAGE 74

Subject to restrictions, easements, reservations and applicable zoning regulations.

Subject to taxes for 1985 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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 22nd day of Jan., 1985.

WITNESS:

Kathy Montgomery (Seal) Carolyn Cain (Seal)
Kathy Montgomery (Seal) Carolyn Cain (Seal)
Sara Beth Arthaud (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, Wilbur K. Allen, Jr., a Notary Public in and for said County, in said State, hereby certify that Carolyn Cain and Sara Beth Arthaud whose name I 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 are executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of Jan., 1985