

SEND TAX NOTICE TO:

(Name) John C. Ham
Melissa R. Ham
(Address) 5009 Meadow Brook Road
Birmingham, AL 35243

1751

This instrument was prepared by
This instrument prepared by
(Name) Walter Fletcher
2121 Highland Ave., So.
(Address) Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

PHILLIP E. SCARBOROUGH and wife, KAREN C. SCARBOROUGH

(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN C. HAM and MELISSA R. HAM

(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 62, according to the Survey of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book 8, page 109, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to minerals and mining rights as set out in Deed Book 8, page 445, Shelby County, Alabama; also subject to other easements and restrictions of record, and current state, county and city taxes.

- 1. Deed Tax \$ 500
- 2. Mtg. Tax
- 3. Recording Fee 250
- 4. Indexing Fee 100
- TOTAL 850

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 MAR 31 PM 1:44

BOOK 066 PAGE 23

110,000.00 of the purchase price recited above was paid from the first mortgage loan closed simultaneously herewith.

25,000.00 of the purchase price recited above was paid from the second mortgage loan closed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 26

day of March, 19 86

WITNESS:

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

[Signature] (Seal)
Phillip E. Scarborough
[Signature] (Seal)
Karen C. Scarborough
[Signature] (Seal)

STATE OF ~~ALABAMA~~ NORTH CAROLINA }
[Signature] COUNTY }

I, [Signature], a Notary Public in and for said County, in said State, hereby certify that Phillip E. Scarborough and wife, Karen C. Scarborough whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that they are informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of March A. D., 19 86

[Signature]

[Signature]
Notary Public