

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

472
Send Tax Notice To: Robert Bruce Herndon
name

35 Hickory Street
address

Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Two Thousand Nine Hundred and 00/100 DOLLARS

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

James Edward Hankins and wife, Rose Ellen Hankins
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Bruce Herndon and Debbie J. Herndon
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

BOOK 149 PAGE 674
A parcel of land situated in the SW 1/4 of SE 1/4 of Section 4, Township 21 South, Range 3 West, Shelby County, to be known as Lot 35, Woodland Hills, First Phase, Third Sector (future), more particularly described as follows: Commence at the Southwest corner of the SW 1/4 of SE 1/4 of Section 4, Township 21 South, Range 3 West; thence Northerly along the West line of said 1/4 1/4 a distance of 276.0 feet; thence turn 118 deg. 59 min. 15 sec. to the right and run Southeasterly a distance of 412.70 feet to the point of beginning; thence continue along last stated course a distance of 120.5 feet; thence 90 deg. 00 min. to the left and run Northeasterly a distance of 170.00 feet to the Southwesterly right of way line of Hickory Street; thence turn 90 deg. 00 min. to the left and run Northwesterly and along said right of way line a distance of 120.5 feet; thence turn 90 deg. 00 min. to the left and run Southwesterly a distance of 170.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$ 72,900.00 of the purchase price was paid from the proceeds of a 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 31st day of August, 19 87.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

Recording Fee 2.50

Indexing Fee 1.00

TOTAL 3.50

STATE OF ALABAMA

Jefferson COUNTY

1987 SEP -4 PM 1:34 (Seal)
JUDGE OF PROBATE

James Edward Hankins (Seal)
James Edward Hankins

Rose Ellen Hankins (Seal)
Rose Ellen Hankins

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Edward Hankins and wife, Rose Ellen Hankins whose name s are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, A. D., 19 87
[Signature] Notary Public.