

This instrument was prepared by

Send Tax Notice To: Walter B. Henley, Jr.
name

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

5106 Old Mill Court

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

address
Helena, Al 35205

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twelve thousand nine hundred and no/100 (112,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Martin A. Childress and wife, Cathryn S. Childress

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

Walter B. Henley, Jr. and Shelia C. Henley

(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 4, according to the survey of Old Mill Trace, Third Sector, as recorded in Map Book 9, Page 127 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1988.

Subject to restrictions, building lines, easements and transmission line permit to Alabama Power Company of record.

\$107,250.00 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 4TH

day of November, 19 87

WITNESS:

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

1987 NOV 12 AM 8:20

JUDGE OF PROBATE

1. Deed Tax \$ 6.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL (Seal) 9.50

Martin A. Childress

Cathryn S. Childress

STATE OF ~~XXXXXXX~~ Maryland

Washington COUNTY

General Acknowledgment

I, The undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martin A. Childress and wife, Cathryn S. Childress whose name S 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 4th day of November, A. D., 19 87