

This instrument was prepared by

Send Tax Notice To: Kevin Hitt

(Name) Jones & Waldrop

name 11 South Forty Rd.

(Address) 1009 Montgomery Highway

Alabaster, Al. 35007

Birmingham, Al. 35216

address

#169/90

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-seven thousand and no/100 (\$87,000.00) DOLLARS

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

Jeffrey R. Syphurs and his wife Vanessa V. Syphurs

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

Kevin L. Hitt and Patricia B. Hitt

(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 11, according to the Survey of South Forty, a Residential Subdivision, as recorded in Map Book 11, page 102 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

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

90 JUL -3 AM 8:56

1. Deed Tax	\$7.00
2.	2.50
3.	3.00
4.	
5.	1.00
6.	
Total	\$13.50

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 30

day of June, 19 90

WITNESS:

(Seal)

(Seal)

(Seal)

Jeffrey R. Syphurs (Seal)
Vanessa V. Syphurs (Seal)
VANESSA V. SYPHURS (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey R. Syphurs and his wife Vanessa V. Syphurs whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of June, A. D., 19 90

Susan Cagle
Notary Public.