

Record & Return To:
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

SEND TAX NOTICE TO:

Brian K. Hall
1463 Secretariat Drive
Helena, Alabama 35080

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Six Thousand Seven Hundred and NO/100***** (\$ 106,700.00) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, ROBERT KEITH TYUS, husband and wife, ANDREA D. TYUS, (herein referred to as Grantors) do grant, bargain, sell and c o n v e y u n t o Brian K. Hall and wife, Kelly C. Hall (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

LOT 32, ACCORDING TO THE SURVEY OF DEARING DOWNS, 6TH ADDITION, PHASE II, FINAL PLAT AS RECORDED IN MAP BOOK 11, PAGE 31 AND REFILED IN MAP BOOK 11, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and the Advalorem Taxes for the year 1992, which said taxes are not due or payable until October 1, 1992, \$101,350.00 of the purchase price recited above was paid from 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 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 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 hands and seals, this 14th day of October, 1991.

Robert Keith Tyus (Seal)
ROBERT KEITH TYUS

Andrea D. Tyus (Seal)
ANDREA D. TYUS

State of Alabama

County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT KEITH TYUS, husband and wife, ANDREA D. TYUS, whose names 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of October, 1991.

Donna R. Caton
Notary Public

My commission expires: March 13, 1995

BOOK 376 PAGE 710

5.50
5.00
4.00
14.50

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

91 DEC -9 PM 12: 18

Thomas W. Cummings
JUDGE OF PROBATE

1. Deed Tax	\$ 5.50
2. Mig. Tax	\$ 5.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 4.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 14.50