

This instrument was prepared by
(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Riverchase, Alabama 35244

Send Tax Notice To: JACK L. HART
name
139 Mallard Pointe Drive
address
Peiham, Alabama 35124

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 One Hundred Thirty Thousand Nine Hundred & No/100----- DOLLARS

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

JAMES W. BURROUGHS and wife, KAREN S. BURROUGHS

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

JACK L. HART and SUSAN K. HART

(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 5, according to the Survey of Mallard Pointe, as recorded in Map Book 10, Page 70, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$98,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-28990

12/04/1992-28990
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 39.50

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 30th day of November, 1992.

WITNESS:

(Seal)

(Seal)

(Seal)

James W. Burroughs (Seal)
JAMES W. BURROUGHS
Karen S. Burroughs (Seal)
KAREN S. BURROUGHS

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES W. BURROUGHS and KAREN S. BURROUGHS 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November A. D., 1992

My Commission Expires: 12-29-94 _____ Notary Public.