

This instrument was prepared by

(Name) William H. Halbrooks, Atty

(Address) 704 Independence Plaza  
Birmingham, AL 35209

Send Tax Notice To: John Peter Hurt

name

2109 Bailey Brook Court

address

Hoover, Alabama 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND TWO HUNDRED EIGHTY AND NO/100--  
----- DOLLARS (\$127,280.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Phillip L. Laney and wife, Kathryn S. Laney

(herein referred to as grantors) do grant, bargain, sell and convey unto John Peter Hurt and wife, Diana W. Hurt

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$114,550.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

06/28/1993-18862  
02:46 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MJS 22.00

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 21st  
day of June, 19 93.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Phillip L. Laney (Seal)  
Phillip L. Laney

Kathryn S. Laney (Seal)  
Kathryn S. Laney

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that  
Phillip L. Laney and wife, Kathryn S. Laney  
whose name they 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 21st day of June, A.D., 1993

William H. Halbrooks

Notary Public

Inst # 1993-18862

EXHIBIT "A"

Lot 30, according to the Survey of Riverchase West - Dividing Ridge, as recorded in Map Book 6, page 108, in the Probate Office of Shelby County, Alabama, less and except the following described parcel:

Beginning at the Northeast corner of said Lot 30, run in a Southwesterly direction along the North line of said Lot 30, which is the South right of way line of Bailey Brook Drive, for a distance of 57.42 feet, thence turn an angle to the left of  $125^{\circ}52'30''$  and run in a Southeasterly direction for a distance of 97.99 feet to a point 79.40 feet South of the point of beginning and also being on the East line of said Lot 30, thence turn an angle to the left of  $144^{\circ}07'30''$  and run in a Northerly direction along said East line of Lot 30 for a distance of 79.40 feet to the point of beginning.

ALSO a part of Lot 29 in said subdivision, said part being more particularly described as follows:

Beginning at the Westernmost corner of said Lot 29, run in a Northeasterly direction along the Northwest line of said Lot 29 for a distance of 119.50 feet to the Northernmost corner of said Lot 29, thence turn an angle to the right of  $148^{\circ}23'23''$  and run in a Southwesterly direction a distance of 93.37 feet, more or less, to a point on the curved Northeast right of way line of Bailey Brook Court, thence turn an angle to the right and run along said curved Northeast right of way line for a distance of 66.50 feet, more or less, to the point of beginning.

Mineral and mining rights excepted.

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