

This instrument was prepared by

Conwill & Justice  
P. O. Box 557  
Columbiana, Alabama 35051

GRANTEE'S ADDRESS:  
Brian Hardenbergh  
Amanda Hardenbergh  
1433 Secretariat Dr.  
Helena, Al 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Seven Thousand Five Hundred and no/100----- DOLLARS

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

Ronnie Morton, a married man

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

Brian Hardenbergh and Amanda Hardenbergh

(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 3, according to the Survey of Cahaba Falls, as recorded in Map Book 17, Page 79, in the Probate Office of Shelby County, Alabama.  
Minerals and mining rights excepted.

\$33,375.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

The above described property constitutes no portion of the homestead of Ronnie Morton, nor that of his spouse.

08/28/1995-23770  
03:26 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 14.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hands(s) and seal(s), this 25th day of August, 19 95.

WITNESS:

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

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

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

Ronnie Morton  
Ronnie Morton

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

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

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronnie Morton, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August A. D., 19 95

Form 31-A

William R. Justice  
Notary Public.

9N8c/Louis Plaza

Inst # 1995-23770