

Eastern Office (205) 833-1571 FAX 833-1577
Riverchase Office (205) 988-5600 FAX 988-5905

This instrument was prepared by:
(Name) MASSEY & STOTSER, P.C.
(Address) 1100 East Park Drive Suite 301
Birmingham, Alabama 35235

Send Tax Notice to:
(Name) JAMES B. HUNT & LETA C. HUNT
(Address) 61 Brandy Lane
Harpersville, Alabama 35078

PARTNERSHIP WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of EIGHTY-FOUR THOUSAND NINE HUNDRED AND NO/100 (\$84,900.00) Dollars

to the undersigned grantor, HEN-SONS CONSTRUCTION, LTD. a (general) ~~limited~~ partnership,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES B. HUNT and wife, LETA C. HUNT

(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 10, according to the Survey of Clearview Estates, First Sector, as recorded in Map Book 12, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes for the year 1996 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 78,300.00 of the purchase price is being paid by the proceeds of a first mortgage loan excuted and recorded simultaneously herewith.

02/07/1996-03987
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DORIS MCDONALD (B.C.)

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of February 19 96.

HEN-SONS CONSTRUCTION, LTD.

By Roland H. Henson (Seal)
ROLAND H. HENSON, GENERAL Partner

By _____ (Seal)
Partner

Inst # 1996-03987

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

JEFFERSON

COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that

ROLAND H. HENSON

whose name(s) as general partner(s) of HEN-SONS CONSTRUCTION, LTD.

a (n) Alabama

(general) ~~partner~~

(state)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 2nd day of February, 1996

AFFIX NOTARIAL SEAL

Notary Public

My commission expires: MY COMMISSION EXPIRES SEPTEMBER 13, 1999

Return To:

TO

WARRANTY DEED

(Partnership form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahoba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 835-1571

Inst # 1996-03987

02/07/1996-03987
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
2 MCD 18.00