

This instrument was prepared by:

(Name) NANCY F. HARTMAN - HIXSON(Address) 1017 BURNT PINE LANEMAYLENE, ALABAMA 35114

Send Tax Notice to:

(Name) NANCY F. HARTMAN-HIXSON(Address) 1017 BURNT PINE LANEMAYLENE, ALABAMA 35114**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED & 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged we,

NANCY F. HARTMAN ALSO KNOWN AS NANCY F. HARTMAN - HIXSON, A MARRIED WOMAN

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

NANCY F. HARTMAN - HIXSON &amp; ANDREW R. HIXSON

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in

County, Alabama, to-wit:

LOT 9, according to the Survey of Eagle Wood Estates, First Sector,

as recorded in Map Book 7, Page 45, in the Office of the Judge of

Probate of Shelby County, Alabama.

Inst # 1997-09804

03/31/1997-09804  
01:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 9.00

TO HAVE AND TO HOLD, unto the said GRANTEEES 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 GRANTEEES, 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 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this March day of 27th, 1997.

WITNESS

Nancy F. Hartman-Hixson (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, CATHERINE G. GRIMES, a Notary Public in and for said County, in said State, hereby certify that NANCY F. HARTMAN - HIXSON, whose name SHE 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, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27 day of MARCHA.D., 1997

11-14-98

My Commission Expires

Notary Public

Inst # 1997-09804