

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Ray Van Hood
3116 Brookhill Drive
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED THIRTEEN THOUSAND AND NO/100 DOLLARS (\$213,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Douglas L. White AND WIFE Carole A. White, (herein referred to as Grantors) do grant, bargain, sell and convey unto

Ray Van Hood and Carol Ann Hood

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

Lot 44, according to the Survey of Meadow Brook, 17th Sector, as recorded in Map Book 9, Page 158 A & B, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 123,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, the 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 17TH day of July, 1997.

Douglas L. White
Douglas L. White

Carole A. White
Carole A. White

PENNA.
STATE OF
COUNTY OF ALLEGHENY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas L. White AND WIFE, Carole A. White, 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 the 17TH day of July, 1997.

William R. Bandl
Notary Public

My Commission Expires:

Notarial Seal
William R. Bandl, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Feb. 11, 2000
Member, Pennsylvania Association of Notaries

Inst # 1997-24053

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07 JUN 1998

12:17 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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