

Inst # 1998-13958

Please Send Tax Notice To:  
Brian & Rhonda Hood  
106 Chase Plantation Pkwy  
Hoover, Alabama 35244

STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty Three Thousand Five and NO/100 (\$123,000.00.00) Dollars and other good and valuable consideration to the undersigned, **Kim H. Murphy**, a single woman, herein referred to as Grantor, in hand paid by **Marlin Brian Hood** and his wife **Rhonda Steadman Hood** herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, all of their current interest, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Chase Plantation, 3<sup>rd</sup> Sector, as recorded in Map Book 9, Page 47 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral & Mining Rights Excepted Herein.

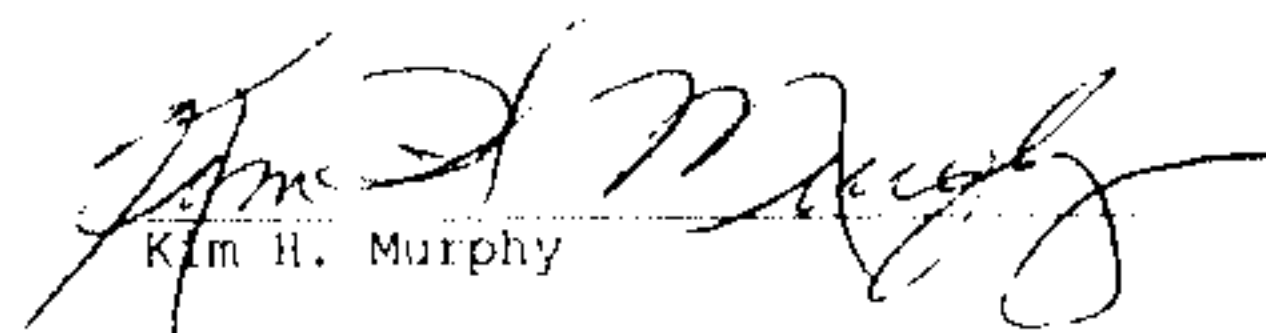
This is not the homestead property of the Grantor.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 16<sup>th</sup> day of April, 1998.

  
Kim H. Murphy

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, in and for said County, in said State, hereby certify that **Kim H. Murphy** whose name are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>th</sup> day of April, 1998.

  
NOTARY PUBLIC  
My Commission Expires: 5-1-2001

This document prepared by:  
**Mitchell & Graham, Attorneys-at-Law**  
3021 Lorna Road Suite 100  
Birmingham, Alabama 35216

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04/20/1998-13958  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 15.00