

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 Thirty-five Thousand and NO/100 (\$135,000.00) Dollars and other good and valuable consideration to the undersigned, Roland H. Henson, a married man herein referred to as Grantor, in hand paid by Bruce A. Green and wife, Cindy M. Green herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Talladega County, Alabama, to-wit:

Lot Number 13 of the Clearview Estates Subdivision, Second Sector according to Plat of said subdivision as recorded in Plat Book 23, Page 163 in the Shelby County Probate Office.

The above described property 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 this the 1st day of December, 1999.

Roland H. Henson  
Roland H. Henson

12/07/1999-49363  
09:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 11.50

Inst # 1999-49363

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STATE OF ALABAMA )  
SHELBY COUNTY )

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

Given under my hand and official seal this the 1st day of December, 1999.

*Judith C. Lamender*  
NOTARY PUBLIC  
My Commission Expires: 7/24/2003

This document prepared by:

Mitchell & Graham, PC  
P. O. Drawer 305  
Childersburg, Alabama 35044

Please send tax notice to:  
Bruce A. and Cindy M. Green  
298 Brandy Lane  
Harpersville, Alabama 35078

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