

of her remaining 50% interest in the property originally acquired from Bankston or 6.94% undivided interest in the entire property unto each above-named Grantee. Grantor holds as joint tenant with right of survivorship an interest in the property over and above the said 50% and it is not the intent of the Grantor that any of said additional interest is conveyed or affected by the delivery of this deed.

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 Grantees, the entire interest in fee simple shall pass to the one surviving Grantee, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I 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, I have hereunto set my hand and seal, this the 21 day of December, 1999.

Eleanor B. Hester
Eleanor B. Hester

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eleanor B. Hester, whose name is 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 21 day of December, 1999.

[Signature]
Notary Public

My Commission Expires: 8-26-2002

Inst # 1999-51491

12/21/1999-51491
11:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MS 12.90