WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20060117000024400 1/2 $15.00
Shelby Cnty Judge of Probate,AL
01/17/2006 01:09:31PM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:
WAYNE H. HEGWOOD
MARY SCOTT HEGWOOD

(Name)

2356 ALTADENA CREST DRIVE
HOOVER, AL 35242

(Address)

STATE OF **ALABAMA**

COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED SEVEN THOUSAND FIVE HUNDRED dollars ($307,500.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), PATRICK R. GLENN and JANICE P. GLENN, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto WAYNE H. HEGWOOD and MARY SCOTT HEGWOOD, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 10, BLOCK 5, ACCORDING TO THE SURVEY OF ALTADENA WOODS, FIRST SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 104, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 246,000.00 AND 61,500.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (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, 12/07/05.

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Patrick R Glenn (Seal)
PATRICK R. GLENN

Janice P. Glenn (Seal)
JANICE P. GLENN

STATE OF **ALABAMA**

COUNTY OF SHELBY

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that PATRICK R. GLENN and JANICE P. GLENN, 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 12/07/05.

Notary Public

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006