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(Name) Andrew Ray Hill, Jr.
Leashia Dawn Hill

(Address) _____

This instrument was prepared by

(Name) Manly Yeilding
2121 Highland Avenue
(Address) Birmingham, Alabama 35205

Form 1-1-6 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-six Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

WILLIAM GRANT YEILDING

(herein referred to as grantors) do grant, bargain, sell and convey unto

ANDREW RAY HILL, JR. and LEASHIA DAWN HILL

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Jefferson

County, Alabama to-wit:

Lot 17 and East 1/2 of Lot 18 in Block 12, according to the Survey of Biltmore Estates as recorded in Map Book 17, pages 59 and 60, in the Probate Office of Jefferson County, Alabama.

Subject to easements and restrictions of record.

SUBJECT PROPERTY IS NOT AND HAS NEVER BEEN HOMESTEAD PROPERTY OF GRANTOR.

\$ 53,650.00 of the purchase price received above was paid from the mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, (their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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(s) and seal(s), this 4th

day of May, 19 84.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAY -8 AM 9-08

Deed tax - 3.00
Rec'd 1.50
(Seal) 1.00
5.50

William Grant Yeilding

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Grant Yeilding

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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, A.D., 19 84.

Jeff. Grant Yeilding
215 No.

Brian West

Notary Public.

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