

This instrument was prepared by:

1314

SEND TAX NOTICE TO: EDITH S. HANNERS
4829 Bridgewater Rd.
Birmingham, AL 35243

Robert O. Driggers, Attorney
1736 Oxmoor Road
Birmingham, AL 35209

This deed was prepared based on description of property furnished by existing deed and no representation is made as to title to the property.

WARRANTY DEED, THREE-WAY JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----ONE AND NO/100-----DOLLAR

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

EDITH S. HANNERS, unmarried; JOSEPH M. HANNERS, unmarried; and,
WILLIAM M. HANNERS, unmarried

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

EDITH S. HANNERS, JOSEPH M. HANNERS and WILLIAM M. HANNERS

(herein referred to as GRANTEES) an undivided one-third interest each for and during their joint lives, and upon the death of any of them, then to the survivors of them for and during their joint lives, and upon the death of either one of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Amended Map, Altadena Bend - Fourth Sector, as recorded in Map Book 7, page 90, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the current year.
2. Easements, rights of way, restrictions and limitations of record, if any in said Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives, and upon the death of any of them, then to the survivors of them for and during their joint lives, and upon the death of either one of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 24 day of May, 1984.

Hand Tax 1.00
Rec 2.50
Jud 1.00
H.00

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

1984 MAY 29 AM 9:05

Thomas H. Hanners, Jr.
JUDGE OF PROBATE

Edith S. Hanners
EDITH S. HANNERS

Joseph M. Hanners
JOSEPH M. HANNERS

William M. Hanners
WILLIAM M. HANNERS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDITH S. HANNERS, unmarried; JOSEPH M. HANNERS, unmarried; and, WILLIAM M. HANNERS, unmarried, 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 24 day of May, 1984.

Robert O. Driggers

Robert O. Driggers
Notary Public

My Commission Expires May 11, 1986