

Send tax notice to:
Timothy Bruce Hurst
1713 Anchor Circle
Alabaster, AL 35007

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMewood, ALABAMA 35209

17

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen thousand five hundred and no/100 (\$ 15,500.00) DOLLARS and the assumption of the mortgage recorded in Vol 398 page 894, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Michael Harold Shepherd, and wife, Kathy K. Shepherd; Harold E. Shepherd and Jean C. Shepherd

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

Timothy Bruce Hurst and Penny Ruth Hurst

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

Shelby County, Alabama to-wit:

Lot 48, according to the survey of Portsouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines, rights of way and agreement with regard to underground residential utility distribution with Alabama Power Company of record.

RECORDING FEES

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage. STATE OF ALABAMA

I CERTIFY THIS
INSTRUMENT WAS FILED

Mortgage Tax \$ _____
Deed Tax 15 52
Mineral Tax _____
Recording Fee 2 50
Index Fee 3 00
21 00

1984 SEP -4 AM 9:33

TO HAVE AND TO HOLD unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of August, 1984

WITNESS:

Harold E. Shepherd (Seal)
Harold E. Shepherd
Jean C. Shepherd (Seal)
Jean C. Shepherd
(Seal)

Michael Harold Shepherd (Seal)
Michael Harold Shepherd
Kathy K. Shepherd (Seal)
Kathy K. Shepherd
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Michael Harod Shepherd and wife, Kathy K. Shepherd and Harold E. Shepherd and wife Jean C. Shepherd 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 30th day of August A. D. 19 84

Larry L. Halcomb
Larry L. Halcomb
Notary Public

My Commission Expires 1/23/86