

This instrument was prepared by

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

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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 GRANTEES 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 GRANTEES) 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.

Mortgage Tax	\$ _____
Deed Tax	<u>15.50</u>
Mineral Tax	_____
Recording Fee	<u>2.50</u>
Index Fee	<u>3.00</u>

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 SEP -4 AM 9:33

TO HAVE AND TO HOLD unto the said GRANTEES ~~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, we have hereunto set our hand(s) and seal(s), this 30th  
day of August, 1984

WITNESS:

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

Michael Harold Shepherd (Seal)  
Kathy K. Shepherd (Seal)  
\_\_\_\_\_  
(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 Harold Shepherd and wife, Kathy K. Shepherd and Harold E. Shepherd and wife  
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., 1984