

(Name) Richard Hamm
 (Address) RT. 1
Shelby, Al. 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
 (Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and the assumption and payment by the grantees of that certain indebtedness owed by the grantor to the First Federal Savings and Loan Assoc. of Clanton and the execution of a note and second mortgage in the amount of \$30,000.00 by the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we grantees to the grantor.

✓ Sidney M. Bird, Sr., a single man

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

Richard Hamm and wife, Ruby Hamm

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

Shelby

County, Alabama to-wit:

All of Block 2 of Glasscock's Spring Creek Subdivision as recorded in Map Book 4, Page 23 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the property as conveyed to George and Vera Eller as recorded in Deed Book 254, Page 140 and Deed Book 262, Page 79.

Also, LESS AND EXCEPT the property conveyed to W. C. Dantzler and wife, Ruth Dantzler as recorded in Deed Book 262, Page 167 and Deed Book 244, Page 676.

Also, LESS AND EXCEPT that portion of the subject property conveyed to Alabama Power Company in the construction and maintaining of Lay Day Reservoir.

It is understood that the boat alley shown on the above mentioned subdivision plat is conveyed by a Quitclaim deed only.

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 3rd day of December, 19 84.

WITNESS:

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

1984 DEC -3 PM 12:12

Sidney M. Bird Sr. (Seal)
 Sidney M. Bird, Sr. (Seal)

STATE OF ALABAMA
 SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sidney M. Bird, Sr., a single man 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 of the day the same bears date.

Given under my hand and official seal this 3rd day of December, A. D., 19 84

RT 1 Box 41A
 Shelby, Al 35143

Peggy J. Letson
 Notary Public.

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