

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMewood, ALABAMA 36206

Send Tax Notice To: Lawrence A. Hammer
name
1009 Autumn Circle
Maylene, AL 35114
address

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 Thirteen thousand and no/100 (\$ 13,000.00) DOLLARS
and the assumption of the mortgage recorded in mortgage book 384, page 841, 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,

David W. Annand and wife, Therese D. Annand
(herein referred to as grantors) do grant, bargain, sell and convey unto
Lawrence A. Hammer and Darla S. Hammer

(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 5, according to the survey of Eagle Wood Estates, First Sector, as
recorded in Map Book 7 page 45, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1986.

Subject to restrictions, easements, building lines and rights of way of record.

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

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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 ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 April, 19 86.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 MAY -8 AM 11:08
James W. Shanderson, Jr. (Seal)
JUDGE OF PROBATE
David W. Annand (Seal)
Therese D. Annand (Seal)
Larry L. Halcomb (Seal)
My Commission Expires January 23, 1990

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 David W. Annand and wife, Therese D. Annand
whose name s 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 April A. D., 19 86

Larry L. Halcomb
Notary Public.
My Commission Expires January 23, 1990