

This instrument was prepared by

(Name) Charles Allen Hatcher  
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 (Address) Maylene, Alabama 35114

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FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }  
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-NINE THOUSAND FOUR HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Jeffrey S. Broadus and wife, Diane T. Broadus

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

Charles Allen Hatcher and Yolanda J. Hatcher

(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 3, according to the Survey of Woodland Hills, First Phase,  
 Fifth Sector, as recorded in Map Book 7, Page 152, in the  
 Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,  
 limitations, if any, of record.

\$ 69,400.00 of the purchase price recited above was paid from a mortgage  
 loan closed simultaneously herewith.

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

1986 JUN -3 AM 11:47

1. Deed Tax \$       
 2. Mtg. Tax       
 3. Recording Fee 250  
 4. Indexing Fee 100  
 TOTAL 350

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, we have hereunto set our hand(s) and seal(s), this 27th  
 day of May, 1986

WITNESS:

Barbara J. Peters (Seal)  
Patricia J. Peters (Seal)  
 \_\_\_\_\_ (Seal)

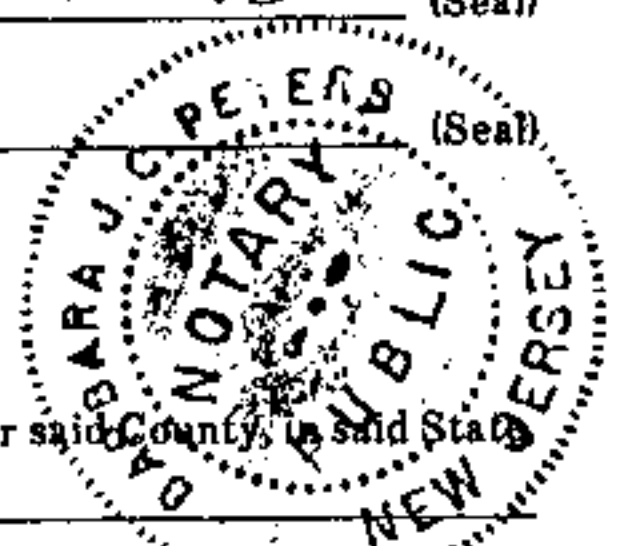
Jeffrey S. Broadus (Seal)  
Jeffrey S. Broadus (Seal)  
Diane T. Broadus (Seal)

STATE OF ALABAMA NEW JERSEY  
 HUNTERDON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that Jeffrey S. Broadus and wife, Diane T. Broadus  
 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 27th day of May, A.D., 1986

Barbara J. C. Peters  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires March 22, 1987



Corley Marcus