

175

SEND TAX NOTICE TO:

(Name) Alan N. Hatcher
5190 Redfern Way
 (Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Frank K. Bynum
2100 Sixteenth Avenue, South
 (Address) Birmingham, Alabama 35205

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 ONE HUNDRED ONE THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Daniel L. Atchison and wife, Margaret L. Atchison

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

Alan N. Hatcher and Tammy W. 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 16, according to the Survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, page 150, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$ 90,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 074 PAGE 589

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

1986 JUN -3 AM 11: 37

Thomas A. Snowden, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ 10.50
 2. Mtg. Tax 2.50
 3. Recording Fee 1.00
 4. Indexing Fee 1.00
 TOTAL 14.00

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 29thday of May, 19 86.

WITNESS:

_____(Seal)

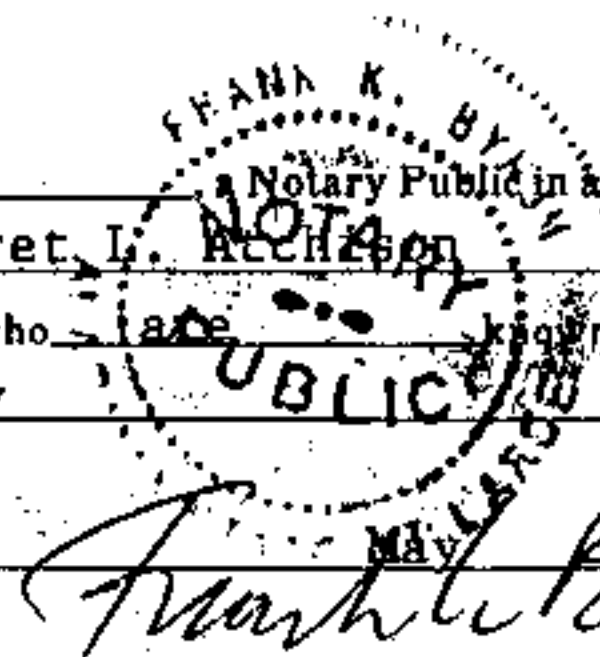
_____(Seal)

_____(Seal)

Daniel L. Atchison (Seal)
 Daniel L. Atchison
Margaret L. Atchison (Seal)
 Margaret L. Atchison
 _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the Undersigned Authority
 hereby certify that Daniel L. Atchison and wife, Margaret L. Atchison
 whose name is are signed to the foregoing conveyance, and who have been 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 29th day of May, A.D. 19 86

*only
 Nonch*