

2404

SEND TAX NOTICE TO:

(Name) Charles and Mildred Hart
(Address) 409 Dovecote Circle
Birmingham, Alabama 35244

This instrument was prepared by

(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY-FOUR THOUSAND DOLLARS AND NO/100'S-----

to the undersigned grantor, HAVENWOOD PARK, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto
CHARLES G. HART AND MILDRED K. HART

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

Lot 1, Block 2, according to the survey of Havenwood Park, Second Sector, as shown in
Map Book 10, Page 47, in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Building setback line of 100 feet reserved from Hillandell Drive as shown by plat.

10 foot easement on the Northwest side, a 20 foot easement on the Southwest side and
a 105 foot easement on the South side as shown by recorded map.

Restrictions, covenants, and conditions as set out in instrument recorded in Real 96,
Page 870, in the Probate Office.

Transmission line permit to Alabama Power Company as shown by instrument recorded in
Real 102, Page 53, in the Probate Office.

Minerals and mining rights excepted.

\$50,000.00 of the purchase price recited herein was paid from proceeds of mortgage
loan closed simultaneously herewith.

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its
who is authorized to execute this conveyance, has hereto set its signature and seal, this the

President, EMMETT W. CLOUD 22ND day of JULY 1987

HAVENWOOD PARK, INC.

ATTEST:

STATE OF ALABAMA
COUNTY OF SHELBY

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 AUG 31 PH 12:52

By Emmett W. Cloud President

1. Notary Fee 4.00

2. Notary Fee

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 7.50

a Notary Public in and for said County in said

I, THE UNDERSIGNED
State, hereby certify that EMMETT W. CLOUD, President of HAVENWOOD PARK, INC.,
whose name as a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the

22ND

day of

JULY

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Theresa A. Tkacik