

This instrument was prepared by

(Name) J. Michael Joiner

(Address) P.O. Box 1012 Alabaster, AL 35007

Send Tax Notice To: Mr. Kenneth Ray Hood

305 Fran Drive Montevallo, AL 35115

name
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 Sixty two thousand three hundred and no/100ths (\$62,300.00) DOLLARS

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

Jack L. Bailey, Jr. and wife Connie E. Bailey

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

Kenneth Ray Hood and wife Elizabeth Jane Hood

(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 20, Block 1, according to the survey of Green Valley, Second Sector as recorded in Map Book 6 page 21 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and Mining rights excepted.

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

\$62,300.00 of the above referenced purchase price has been paid by a mortgage loan closed simultaneously herewith.

The Grantees address is: 305 Fran Drive
Montevallo, AL 35115

1. Deed Tax \$ —
2. Mtg. Tax —
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

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 30th day of November, 1987

WITNESS:

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

1987 DEC -1 AM 11:40

Jack L. Bailey, Jr. (Seal)
Connie E. Bailey (Seal)

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

General Acknowledgment

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Jack L. Bailey, Jr. and wife Connie E. Bailey whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, A. D., 1987