

Send Tax Notice To:

(Name) Anthony S. & Rena Kirk

5013 Long Leaf Lane

(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) James G. Henderson, Attorney at Law

(Address) Suite 1624, The 2121 Building, Birmingham, AL 35203

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 Thirty Three Thousand Three Hundred and 00/100—(\$33,300.00)—DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
GARY LYNN HAYES, a married man

(herein referred to as grantors) do grant, ba. gain, sell and convey unto

ANTHONY S. KIRK and wife, RENA B. KIRK

(herein referred to as GRANTEE) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 32 Survey of Hickory Ridge as recorded in Map Book 11, page 59 and amended in Map Book 11, page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to all easements and restrictions of record.

This property is not the homestead of the grantor herein.

\$33,300.00 of the above recited purchase price was paid from a purchase money mortgage executed simultaneously herewith.

BOOK 166 PAGE 500

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

88 JAN -8 AM 8:55

James G. Henderson, Jr.
JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 4th

day of December, 19 87.

WITNESS:

(Seal)

GARY LYNN HAYES (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Lynn Hayes, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, A. D. 19 87

Smith, Hayes

Notary Public