

1593

SEND TAX NOTICE TO:

(Name) Steven E. Hindman

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS ---- (\$17,500.00) DOLLARS

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

Robert P. Parker, a married man and S. W. Smyer, Jr., a married man

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

Steven E. Hindman and Lisa K. Hindman

(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 29, COUNTRYSIDE AT CHELSEA, Second Sector, according to the map recorded in Map Book 10, page 94, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, permits and restrictions not of record.

THIS PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

1. Deed Tax \$ 1750.00
2. Mtg. Tax _____
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 2100

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

day of _____, 19 88.

WITNESS:

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

88 JAN 26 AM 8:30

STATE OF ALABAMA
JUDGE OF PROBATE

SHELBY COUNTY

Robert P. Parker (Seal)
S. W. Smyer, Jr. (Seal)

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Robert P. Parker, a married man and S. W. Smyer, Jr., a married man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January A.D., 19 88