

SEND TAX NOTICE TO:

(Name) Charles A. Long and Deborah J. Long
409 Dovecote Circle
(Address) Birmingham, AL 35244
#10-5-16-0-001-002.15

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 16th Avenue, South
(Address) Birmingham, Alabama 35205

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety-Two Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles G. Hart and wife, Mildred K. Hart

(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles A. Long and Deborah J. Long

(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 18, Block 1, according to the map and survey of Havenwood Park, 1st Sector, as recorded in Map Book 9, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1988 which are a lien, but not due and payable until October 1, 1988.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

BOOK 176 PAGE 913

\$ 154,000.00 of the consideration was paid from the proceeds of a mortgage loan.

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

08 MAR 25 AM 11:09

JUDGE OF PROBATE

1. Deed Tax \$ 3850.00
2. Mtg. Tax 250
3. Recording Fee 100
4. Indexing Fee 100
TOTAL 4200

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 21st

day of March, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Charles G. Hart (Seal)
Charles G. Hart

Mildred K. Hart (Seal)
Mildred K. Hart

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Charles G. Hart and Mildred K. Hart 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 21st day of March, A. D., 19 88

[Signature]
Notary Public.