

## SEND TAX NOTICE TO:

(Name) Jimmie C. Hilyer

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, AttorneyPost 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 EIGHTEEN THOUSAND NINE HUNDRED DOLLARS AND NO/100----- 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

Jimmie C. Hilyer and Donna W. Hilyer

(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 34, Countryside at Chelsea, Second Sector, according to the map  
recorded in Map Book 10, Page 94, in the Probate Office of Shelby  
County, Alabama.

Situating in Shelby County, Alabama.

1. Deed Tax	\$ <u>100</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>250</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>4.50</u>

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD  
OF THE GRANTORS OR THEIR RESPECTIVE SPOUSES.

\$17,900.00 of the above consideration has been paid from mortgage recorded  
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 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

(Seal)

88 APR 13 AM 9:07

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

Robert P. Parker  
Robert P. Parker

(Seal)

S. W. Smyer, Jr.  
S. W. Smyer, Jr.

(Seal)

(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 name is 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

day of

A. D., 19 88