

This instrument was prepared by

(Name) J. Dan Taylor(Address) 3021 Lorna Rd., Suite 100, Birmingham, AL 35216Send Tax Notice To: Stephen Z. Hardegree

name

1925 Crossvine Road

address

Hoover, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --ONE HUNDRED THIRTY-FOUR THOUSAND AND NO/100'S (\$134,000.00)- DOLLARS

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

SHERYL K. DOBSON, AN UNMARRIED WOMAN
(herein referred to as grantors) do grant, bargain, sell and convey untoSTEPHEN Z. HARDEGREE AND WIFE, KATHERINE B. HARDEGREE
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated inSHELBY County, Alabama to-wit:

Lot 16, according to the survey of Riverchase West, Second Addition as recorded in Map Book 7, page 59, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$94,000.00 of the purchase price recited above was paid from a purchase money mortgage recorded simultaneously herewith.

1. Book Tax \$ 40.00
 2. Mig. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 2.00
 TOTAL 44.50

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, I have hereunto set my hand(s) and seal(s), this 13th day of April, 19 89

WITNESS:

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

89 APR 21 AM 11:40 (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, J. Dan Taylor, a Notary Public in and for said County, in said State, hereby certify that Sheryl K. Dobson 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April, A. D., 1989

J. Dan Taylor

Notary Public

My Commission Expires: 8-25