

4582 m

VALUE: \$9,348.22

This instrument was prepared by (Name) J. Dan Taylor (Address) 3021 Lorna Rd., Suite 100, B'ham, AL 35216

Send Tax Notice To: Dale A. Dix name address 1151 Mountainwood Drive Bessemer, AL 35023

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 TEN AND NO/100'S (\$10.00) DOLLARS AND THE ASSUMPTION OF EXISTING MORTGAGE TO SouthTrust Mortgage, recorded in REal 154, pg 918, Shelby County DOLLARS

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

J. Dave Hardwick, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

Dale A. Dix and wife, Candace B. Dix (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County County, Alabama to-wit:

Begin at the south east corner of SW 1/4 of NW 1/4 of Section 7, Township 20 South, Range 3 West; thence in a westerly direction along the south boundary of said quarter-quarter section, 75.97 feet; thence turning an angle of 48 degrees, 25' 48" to the right in a northwesternly direction 809.73 feet; thence turning an angle of 88 degrees, 46' to the right in a northeasternly direction 15.00 feet for the point of beginning of a tract of land herein described; thence continue in a straight line NEly direction 210.00 feet; thence turning an angle 91 degrees, 14' to the right in a SEly direction 207.47 feet less 30 feet allowed for Mountainwood Lane; thence turning an angle of 88 degrees, 46' to the right in a NWly direction 210.00 feet; thence turn right an angle of 91 degrees, 14' and run NWly, 207.47 feet less 30 feet for the said Mountainwood Lane to the point of beginning.

Situated in Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR.

J. DAVE HARDWICK AND JAMES DAVID HARDWICK ARE ONE AND THE SAME PERSON.

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 3rd day of April, 1989

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NOTARY SEAL: ALA. SHELBY COUNTY I CERTIFY THIS INSTRUMENT WAS FILED 89 MAY -1 AM 9:04 JUDGE OF PROBATE

1. Bond Tax \$ 9.50 2. Mtg Tax 3. Recording Fee 2.00 4. Indexing Fee 2.00 TOTAL 14.00

J. Dave Hardwick (Seal) J. Dave Hardwick (Seal)

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 J. Dave Hardwick 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 3rd day of April A. D., 1989

J. Dan Taylor Notary Public