

SEND TAX NOTICE TO:

(Name) Irene Burnett
4658 Lake Valley Dr.
 (Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 Southbridge Parkway
 (Address) Birmingham, AL 35209

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.

51,600⁰⁰

That in consideration of Ten and no/100 Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Glenn Hodge and wife, Garlan Dean Hodge

(herein referred to as grantors) do grant, bargain, sell and convey unto
Glenn Hodge, Garlan Dean Hodge and Irene Burnett

(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 55-A, according to the Map of Southlake Townhomes, First Addition, being a RESurvey of a part of Lot 44, Lots 45 through 64 and acerage, Southlake Townhomes, as recorded in Map Book 13, Page 32 in the Probate Office of Shelby County, Alabama.

Subject to:
 Advalorem taxes for the year 1989 which are a lien, but are not due and payable until October 1, 1989.
 Existing easements, restrictions, set-back lines, limitations, if any, of record.

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

89 OCT -2 AM 8:32

Thomas A. Snowden, Jr.
 JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>52.00</u>
2. Mtg. Tax -----	\$ <u>2.50</u>
3. Recording Fee -----	\$ <u>3.00</u>
4. Indexing Fee -----	\$ <u>1.00</u>
5. No Tax Fee -----	\$ <u>1.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>58.50</u>

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 7th have hereunto set OUR hand(s) and seal(s), this

day of September, 19 89

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Glenn Hodge (Seal)
Glenn Hodge
Garlan Dean Hodge (Seal)
Garlan Dean Hodge (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenn Hodge and wife, Garlan Dean Hodge whose name s 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 7th day of September, A. D., 19 89

Clayton T. Sweeney
 Public

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by Thomas A. Snowden, Jr.