

SEND TAX NOTICE TO:

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7.50

(Name) Gary A. England & Dianne W. England
Route 6, Box 34 B
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5400 1-84
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of Seventy-Two Thousand Seven Hundred Fifty and 00/100-----

to the undersigned grantor, Hester Realty & Contracting Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Gary A. England and Dianne W. England
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama.

Lot 1, according to the Survey of Ripple Creek, Phase Three, as re-
corded in Map Book 13, Page 106, in the Probate Office of Shelby County,
Alabama.

Subject to:

Advalorem taxes for the year 1989 which are a lien, but not due and
payable until October 1, 1989.

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

\$ ALL of the consideration was paid from the proceeds of a
mortgage loan.

BOOK 259 PAGE 130

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

89 OCT -2 AM 9:40

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	NO TAX COLLECTED
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$ 1.00
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 7.50

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of September 1989

President, Glynn H. Hester

HESTER REALTY & CONTRACTING CO., INC.

ATTEST:

By Glynn H. Hester, Its President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

1, Gene W. Gray, Jr.
State, hereby certify that Glynn H. Hester
whose name as President of Hester Realty & Contracting Co., Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 19th day of September 1989

Notary Public