

2539

This Instrument Was Prepared By:
Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
David B. Hall
#8 South Forty Road
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$77,500.00) to the undersigned grantor, LIBERTY HOMEBUILDERS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto DAVID B. HALL AND KELLY A. HALL (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 8, according to the survey of South Forty, as recorded in Map Book 11, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$78,950.00 of the purchase price recited above was paid from a mortgage loan closed 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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, LIBERTY HOMEBUILDERS, INC., the said GRANTOR, by its President, ROGER D. MASSEY who is authorized to execute this conveyance, has hereto set its signature and seal, this 28th day of September, 1989.

LIBERTY HOMEBUILDERS, INC.

By: Roger D. Massey
Roger D. Massey, President

NO TAX COLLECTED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Rec. 250
And 300
Cert 1.00
Notary 1.00
750

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROGER D. MASSEY whose name as President of LIBERTY HOMEBUILDERS, 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,

Given under my hand and official seal, this the 28th day of September, 1989.

Frank K. Bynum
Notary Public

My Commission Expires: 11/20/92

zhall

JUDGE OF PROBATE

89 OCT -3 AM 8:32

BOOK 259 PAGE 344