

This instrument was prepared by

(Name) Betty S. Howard

(Address) Route 2 Box 868 Remlap, Alabama 35133

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA  
Shelby

COUNTY }

5/2  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Seven Thousand and no/100 (\$187,000.00) ----- DOLLARS

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

Wayne Hogg, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Harold G. Atkins and wife, Cynthia A. Atkins

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 1, according to the Survey of Brook Highland, First Sector as recorded in Map Book 12, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all existing restrictions, easements and rights of ways affecting said property.

One Hundred Sixty Four Thousand (\$164,000.00) of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

THIS IS NOT THE HOMEPLACE OF THE GRANTOR.

Mineral and mining rights and all rights incident thereto including release of damages are not insured herein.

This deed being re-recorded to 1. Deed Tax \$ 23.00  
correct the County of the legal 2. Mfg. Tax 2.50  
description. 3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 26.50

I CERTIFY THIS  
INSTRUMENT WAS FILED

89 JAN -6 AM 11:35

JUDGE

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 29th

day of December 1988.

WITNESS: STATE OF ALA. SHELBY CO. 1988

I CERTIFY THIS  
INSTRUMENT WAS FILED

89 NOV -2 PM 12:04

Re: 250  
Seal 300  
notar 100  
(Seal) 100

89 NOV -2 PM 12:04

7.50  
(Seal)

STATE OF ALA. JUDGE OF PROBATE

Shelby COUNTY

Betty S. Howard

I hereby certify that Wayne Hogg, a married man, whose name is signed to the foregoing conveyance, and who JUDGE OF PROBATE 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 29th day of December 1988.

W. ALAN SUMMERS  
ATTORNEY AT LAW

Public