

THE STATE OF ALABAMA,
SHELBY COUNTY.

72 Hunter's Trace
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety Five Thousand Five Hundred & no/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, KENNETH E. MINZENBERGER & LINDA L. MINZENBERGER, HUSBAND & WIFE (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto DENNIS R. LYONS AND WIFE, PATRICIA D. LYONS, jointly with right of survivorship, SHELBY, and State of Alabama to-wit:

LOT 2, ACCORDING TO SURVEY OF HUNTER'S GLEN, AS RECORDED IN MAP BOOK 6, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

\$76,400.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 312 PAGE 799

19.50
2.50
3.00
1.00
Total 26.00

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.

TO HAVE AND TO HOLD, the aforesigned premises to the said GRANTEE(S), heirs and assigns FOREVER.

And GRANTOR(S) do _____ covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s), this 30th day of August

19 90

WITNESS:

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

90 OCT -3 AM 8:57

Kenneth E. Minzenberger

(L.S.)
KENNETH E. MINZENBERGER

Linda L. Minzenberger

(L.S.)
LINDA L. MINZENBERGER

THE STATE OF ALABAMA, *Judge of Probate*
JEFFERSON COUNTY, JUDGE OF PROBATE

I, Steven M. Roberts, a Notary Public in and for said State of Alabama, hereby certify that KENNETH E. MINZENBERGER & LINDA L. MINZENBERGER, HUSBAND & WIFE

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 30th day of August, 19 90.

My commission expires: 09-11-93

Steven M. Roberts

Notary Public.

Return To:

FOR RECORDING ONLY

PORTERFIELD, HARPER & MILLS, P.A.
#2 OFFICE PARK CIRCLE, SUITE 1
POST OFFICE BOX 530790
BIRMINGHAM, ALABAMA
35253-0790