

This instrument was prepared by

Send Tax Notice To: Daniel W. Hines

(Name) Lamar Ham

name

5423 Palomino Trail

address

Birmingham, AL 35242

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Two Thousand Five Hundred and 00/100----- DOLLARS

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

Bernice Rose Marlow, an unmarried woman

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

Daniel W. Hines and Margaret M. Hines

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

Shelby County, Alabama to-wit:

From the Northeast corner of Section 22, Township 19 South, Range 2 West, run Southerly along the east boundary line of said section 100.03 feet to the point of beginning of the land herein described; thence continue southerly along the east boundary line of said section for 151.8 feet; thence turn an angle of 91 deg. 11' to the right and run westerly 289.15 feet; thence turn an angle of 89 deg. 30' to the right and run northerly 151.8 feet; thence turn an angle of 90 deg. 30' to the right and run easterly 287.06 feet; to the point of beginning. This land being a part of the NE 1/4 of the NE 1/4 of Section 22, Township 19 South, Range 2 West. Situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$94,000.00 of the purchase price was paid from the proceeds of 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 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, I have hereunto set my hand(s) and seal(s), this 2nd day of October, 1991

WITNESS:

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

91 OCT -9 AM 10:20

JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

Bernice Rose Marlow (Seal)  
Bernice Rose Marlow

1. Deed Tax	\$ 8.50
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 0.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 12.00</b>

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernice Rose Marlow, an unmarried woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, A. D., 1991

Notary Public