

2082  
SEND TAX NOTICE TO:

(Name) Dwight A. Hostetter  
Deborah W. Hostetter  
 (Address) 325 Liberty Ridge Road  
Chelsea, AL 35043  
09-7-35-0-004-003.035

This instrument was prepared by

(Name) Clayton T. Sweeney  
2100 SouthBridge Parkway, Suite 650  
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-84  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of One Hundred Twenty Seven Thousand Seven Hundred Fifty & 00/100----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Jimmie C. Hilyer and wife, Donna W. Hilyer

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Dwight A. Hostetter and Deborah W. Hostetter

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

Shelby County, Alabama to-wit:

Lot 34, Countryside at Chelsea, Second Sector, according to the map recorded in Map Book 10, Page 94 in the Probate Office of Shelby County, Alabama.

Subject to:  
 Advalorem taxes for the year 1992 which are a lien but are not due and payable until October 1, 1992.  
 Existing easements, restrictions, set-back lines, limitations, of record.

\$100,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

91 DEC -5 PM 3:20

JUDGE OF PROBATE

1. Deed Tax	\$ 28.00	28.00
2. Mtg. Tax	\$ 2.10	2.10
3. Recording Fee	\$ 1.00	1.00
4. Indexing Fee	\$ 3.00	3.00
5. No Tax Fee	\$ 0.00	
6. Certified Fee	\$ 1.20	
Total	\$ 34.30	

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, we have hereunto set our hand(s) and seal(s), this 9th day of October, 19 91.

WITNESS:

_____ (Seal)	<u>Jimmie C. Hilyer</u> (Seal)
_____ (Seal)	<u>Donna W. Hilyer</u> (Seal)
_____ (Seal)	

STATE OF ALABAMA }  
 \_\_\_\_\_ COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmie C. Hilyer and wife, Donna W. Hilyer 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 9th day of October, A. D., 19 91  
Barbara C. Lewis  
 Notary Public.

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CORLEY, MONCUS & WARD, P.C.