

625  
Return To:  
Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, AL 35209

SEND TAX NOTICE TO:

Lewis B. Hunt, Jr.  
3620 Robin Circle  
Birmingham, AL 35243

THIS INSTRUMENT PREPARED BY:  
Claude McCain Moncus, Esq.  
CORLEY, MONCUS & WARD, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209  
(205) 879-5959

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of  
One Hundred Seventeen Thousand and NO/100\*\*\*\*\*  
(\$ 117,000.00\*\*\*\*\*) to the undersigned Grantor or Grantors in hand  
paid by the Grantees herein, the receipt of which is hereby  
acknowledged, we Nathan Francis Dickerson, husband and wife,  
Phyllis Rogers Dickerson, (herein referred to as Grantors) do  
grant, bargain, sell and convey unto Lewis B. Hunt, Jr. and  
wife, Kitty C. Hunt  
(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 51, according to the Survey of Sunny  
Meadows, Third Sector, as recorded in Map Book  
9, Page 91 A & B in the Office of the Judge of  
Probate of Shelby County, Alabama;

Subject to existing easements, restrictions, set back lines, rights  
of ways, limitations, if any, of record, and the taxes due in the  
year 1992, a lien, but not yet payable.

\$ 77,000.00\*\*\*\*\* of the purchase price recited above was paid  
from a mortgage loan closed simultaneously herewith.

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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 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 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 hands and seals,  
this 5<sup>th</sup> day of August, 1991.

Nathan Francis Dickerson (Seal)  
Nathan Francis Dickerson

Phyllis Rogers Dickerson (Seal)  
Phyllis Rogers Dickerson

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Nathan Francis Dickerson, husband and wife, Phyllis Rogers Dickerson, whose names 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 5th day of August, 1991.

Patricia M. Conn  
Notary Public

My commission expires: 5-23-93

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40.00  
5.00  
4.00  
49.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
92 JAN 15 PM 2:18

JUDGE OF PROBATE

1. Deed Tax	\$ 40.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 4.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 49.00