

This instrument was prepared by

Send Tax Notice To: Gary R. Hunter  
name 1445 Kelly Dr.  
address Pelham, Al

(Name) LINDY W. TERCENIO  
(Address) 1929 - 3rd AVENUE NORTH, BHAM, ALA. 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand Eight Hundred Dollars and the execution of a purchase DOLLARS  
(\$9,800.00) money mortgage  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LONNIE B. WELCH and wife, MYRTICE E. WELCH  
(herein referred to as grantors) do grant, bargain, sell and convey unto

GARY R. HUNTER and wife, REBECCA ANN HUNTER

(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 58A, according to a Resurvey of Lots 57, 58, 59, 65, 66 & 67 of Deer Springs  
Estates First Addition, as recorded in Map Book 5, Page 82, in the Probate Office  
of Shelby County, Alabama.

04/15/1992-4620  
02:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 7.50

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 31st  
day of MARCH, 1992

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Lonnie B. Welch (Seal)  
LONNIE B. WELCH  
Myrtice E. Welch (Seal)  
MYRTICE E. WELCH  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,  
hereby certify that LONNIE B. WELCH and wife, MYRTICE E. WELCH  
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 HAVE executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 31st day of MARCH A. D., 1992

MY COMMISSION EXPIRES: 9-14-92

STEWART TITLE

Quentin Ray Spivey  
Notary Public.  
PRECISION PRINTING 491-6568 Form 6-6-90