

## SEND TAX NOTICE TO:

(Name) Steven A. Hanna  
 Cynthia R. Hanna  
 (Address) 3724 Keswick Circle  
 Birmingham, AL 35242

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 Two Hundred Twelve Thousand and 00/100----- DOLLARS

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

John W. Fuqua and wife, Frances E. Fuqua

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

Steven A. Hanna and Cynthia R. Hanna

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

Shelby County, Alabama to-wit:

Lot 25, according to the Map and Survey of Meadowbrook, 5th Sector, 3rd Phase, as recorded in Map Book 10, Page 27 A & B, 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.

04/29/1992-6412  
 11:26 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCD 218.50

212.00  
 2.50  
 7.00  
218.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 2nd  
 day of December, 1991.

## WITNESS:

John W. Fuqua (Seal)  
Frances E. Fuqua (Seal)

STATE OF ALABAMA }  
 Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Fuqua and wife, Frances E. Fuqua 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 2nd day of December, A.D. 1991

John W. Fuqua  
 Notary Public