

SEND TAX NOTICE TO:

(Name) John R. Hassell
5140 Weatherford Drive
 (Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.
100 Concourse Parkway, Suite 350
 (Address) Birmingham, Alabama 35244

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETEEN THOUSAND EIGHT HUNDRED AND NO/100ths (\$119,800.00) DOLLARS

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

David N. Ficken and wife, Beverly J. Ficken

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

John R. Hassell and wife, Melanie J. Hassell

(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 3, Block 12, according to the survey of Broken Bow South Subdivision, as recorded in Map Book 11 page 82 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$113,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-11463

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 11th day of June, 19 92.

WITNESS:

 (Seal) David N. Ficken (Seal)

 (Seal) Beverly J. Ficken (Seal)

 (Seal) _____ (Seal)

STATE OF ALABAMA }
 SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David N. Ficken, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, A. D., 19 92
COURTNEY H. MASON, JR.
 MY COMMISSION EXPIRES 3-5-95

 Notary Public.

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Beverly J. Ficken, a married 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 THIS 10th DAY OF JUNE, 1992.

My Commission Expires 4-1-96

Staci Benson
Notary Public

Inst # 1992-11463

186617/1992-11463
186617/1992-11463

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.50

RETURN TO

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.