

SEND TAX NOTICE TO:

(Name) Ross A. Hannum  
1590 Timber Court  
(Address) Helena, Alabama 35080

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway Suite 350, 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 NINETY FIVE THOUSAND FOUR HUNDRED AND NO/100ths----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Joe Rose dba Rose Home Builders

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

Ross A. Hannum and wife, Minnie Metts Hannum

(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 59, according to the Survey of Timber Park, Phase IV, as recorded in Map Book 15, Page 68, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$87,738.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF JOE N. ROSE AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1992-11676

06/19/1992-11676  
08:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 14.50

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, I have hereunto set my hand(s) and seal(s), this 16th day of June, 19 92.

WITNESS:

\_\_\_\_\_(Seal) Joe Rose dba Rose Home Builders \_\_\_\_\_(Seal)  
Joe N. Rose  
\_\_\_\_\_(Seal) \_\_\_\_\_(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 Joe N. Rose, a 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 16th day of June, A. D., 19 92

RICHARD D. MINK  
MY COMMISSION EXPIRES  
10/23/93

Richard D. Mink  
Notary Public.