

This instrument was prepared by

Send Tax Notice To: JOHNNY M. YOUNG
name 932 Colesbury Circle
Pelham, Alabama 35124
address

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Riverchase, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-eight Thousand Five Hundred and No/100----- DOLLARS

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

ROLAND S. HINES, JR. and wife, SUSAN E. HINES

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

JOHNNY M. YOUNG and MICHELLE M. YOUNG

(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 48, in Block 1, according to the survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Probate Judge of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$79,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-00466

01/06/1993-00466
03:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 JCD 15.50

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 4th day of January, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

Roland S. Hines, Jr.
(Seal)
ROLAND S. HINES, JR.

Susan E. Hines
(Seal)
SUSAN E. HINES

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that ROLAND S. HINES, JR. and SUSAN E. HINES 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 4th day of January, A. D., 19 93

My Commission Expires: 8-29-94

OFFICIAL SEAL
JOHN R. HOLLIMAN
NOTARY PUBLIC FOR
STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES 8-29-94

Notary Public.