

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

Send Tax Notice To: Joseph H. Flemming

name

12 The Oaks Circle

address

Hoover, Al. 35244

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of ONE HUNDRED SEVENTY THOUSAND AND 00/100
(\$170,000.00)

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

ELLEN H. HILL, and husband, ARTIE HILL, JR.

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

JOSEPH H. FLEMMING, and wife, KATHRYN R. FLEMMING

(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 12, together with an undivided 1/43rd interest in Lot 44 (common area) according to the Map of the Oaks, recorded in Map Book 10, page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

\$153,000.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.
Subject to 1993 taxes no yet due and payable.

Inst # 1993-15026

05/25/1993-15026
11:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.50

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 21st
day of May, 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

Ellen H. Hill (Seal)
ELLEN H. HILL
Artie Hill, Jr. (Seal)
ARTIE HILL, JR. (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

J. DAN TAYLOR

_____, a Notary Public in and for said County, in said State,
hereby certify that ELLEN H. HILL, and husband ARTIE HILL, JR.
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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21st day of May A. D., 19 93

J. DAN TAYLOR
Notary Public.

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