

SEND TAX NOTICE TO:

(Name) P. Reginald Hug & Patricia Ann Hug

(Address) 717 Heatherwood Drive
Birmingham, AL 35244

This instrument was prepared by

(Name) Robert R. Sexton, Esq.
900 Park Place Tower, 2001 Park Place North

(Address) Birmingham, AL 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Seventy Five Thousand & 00/100 ----- DOLLARS
(\$275,000.00)

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

JOE R. GRANGER and wife, TERESA C. GRANGER

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

P. REGINALD HUG and PATRICIA ANN HUG

(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 5, according to the Survey of Heatherwood, Sector 1, 1st Addition, as recorded in Map Book 9, Page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the current year.
2. Restrictions appearing of record in Misc. Book 37, Page 537 and Real Volume 70, Page 175.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 318, Page 16 and Deed Book 337, Page 267.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 26, Page 118.
5. Release of damages in Real Volume 26, Page 118.
6. Easements and building line as shown on recorded map.
7. Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 31, Page 394.

06/17/1993-17707
12:35 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

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

day of February, 19 93

WITNESS:

Laura B. Mason (Seal)

Laura B. Mason (Seal)

(Seal)

Joe R. Granger

TERESA C. GRANGER

STATE OF ~~ALABAMA~~ ALABAMA,
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOE R. GRANGER and wife, TERESA C. GRANGER 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 9TH day of FEBRUARY, A.D., 19 93

Notary Public.

STONE, PATTON, KIERCE & FREEMAN
POST OFFICE BOX 237
BESSEMER, ALABAMA 35021

20221-6661 # 1548