

Send Tax Notice To: H. Lewis Hoffman
name

1242 Lake Forest Circle
address

Birmingham, AL 35244

Inst # 1993-204

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

63,400.00

That in consideration of THREE HUNDRED SEVENTEEN THOUSAND AND NO/100-----
----- DOLLARS (\$317,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Morris E. Padgett, Jr., an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto H. Lewis Hoffman and wife, Joanne J. Hoffman

(herein referred to as **GRANTEES**) as joint tenants with right of survivorship, the following described real estate situated in
Jefferson County, Alabama to-wit:

Lot 6, according to the Survey of Fourth Addition to Riverchase Country Club, as recorded in Map Book 7, page 85, in the Probate Office of Shelby County, Alabama and in Map Book 21, page 8, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Subject to current taxes, easements, restrictions and covenants of record,
mineral and mining rights.

\$ 253,600.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1993-20411

07/13/1993-20411
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 9.50

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 93.

STATE OF ALA. JEFFERSON CO.
BESSEMER DIV. I CERTIFY
THIS DOCUMENT FILED ON

Morris E. Padgett, Jr.
Morris E. Padgett, Jr.

1993 JUN 22 AM 10:45

RECORDED & INDEXED ☒ MOR. TAX & \$6350
DEED TAX HAS BEEN PAID ON THIS STATEMENT

STATE OF ALABAMA

JUDGE OF PROBATE
COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that Morris E. Padgett, Jr., an unmarried man whose name(s) 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 1993 A.D., 1993

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1988