

WARRANTY DEED Joint tenants with right of survivorship

STATE OF ALABAMA
JEFFERSON COUNTY

Inst # 1994-07023

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred, Fifty Five Thousand Dollars, (\$255,000.00) to the undersigned grantors, WANDA H. GREENAWALT AND HUSBAND, TODD A. GREENAWALT in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged the said WANDA H. GREENAWALT AND HUSBAND, TODD A. GREENAWALT do grant, bargain, sell and convey unto RICHARD L. HURLEY AND WIFE, ELEANOR B. HURLEY as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 8, according to the Map and Survey of Cheshire, as recorded in Map Book 16, Page 93, in the Probate Office of Shelby County, Alabama.

\$214,750.00 of the above consideration is paid by a purchase money mortgage which is filed simultaneously herewith

TO HAVE AND TO HOLD, to 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 or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this the 28th day of February, 1994.

WITNESS:

Wanda H. Greenawalt
WANDA H. GREENAWALT
Todd A. Greenawalt
TODD A. GREENAWALT

03/03/1994-07023
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 49.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that WANDA H. GREENAWALT AND TODD A. GREENAWALT, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 28th day of February, 1994.

[Signature]

Notary Public

This instrument was prepared by:
F. Wayne Keith
229 Lorna Square
Birmingham, Alabama 35216

Send Tax Notice to:
Richard L. Hurley
132 Cheshire Lane
Pelham, Alabama 35124