

This instrument was prepared by

(Name) William H. Halbrooks, Atty

(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: Linda M. Connelly
name

1940 Mountain Laurel Lane
address

Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100-----
----- DOLLARS (\$115,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Milton G. Hauser and wife, Betty H. Hauser

(herein referred to as grantors) do grant, bargain, sell and convey unto Linda M. Connelly and husband, Robert E. Connelly

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

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$103,500.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1994-09789

03/25/1994-09789
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 22.50

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 18th
day of March, 19 94.

(Seal)

(Seal)

(Seal)

Milton G. Hauser (Seal)
Milton G. Hauser

Betty H. Hauser (Seal)
Betty H. Hauser

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that
Milton G. Hauser and wife, Betty H. Hauser
whose name _____ 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 18th day of March A.D., 1994

William H. Halbrooks
William H. Halbrooks

Notary Public

Inst # 1994-09789

EXHIBIT "A"

Parcel I:

Lot 11, according to the Survey of Davenport's Addition to Riverchase West, Sector 1, as recorded in Map Book 8, Page 9 and 9A, in the Office of the Judge of Shelby County, Alabama.

Parcel II:

Part of the NE 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the northeast corner of Lot 11, Davenport's Addition to Riverchase West, Sector 1, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8, Page 9, run in a westerly direction along the north line of said Lot 11, for a distance of 118.98 feet to the northwest corner of said Lot 11; thence turn an angle to the right of 89 degrees 35' 52" and run in a northerly direction for a distance of 147.29 feet to an existing pin; thence run an angle to the right of 123 degrees 19' 48" and run in a southeasterly direction for a distance of 144.03 feet; thence turn an angle to the right of 57 degrees 48' and run in a southerly direction for a distance of 69.00 feet to the point of beginning, except any part lying in the Mountain Laurel Lane right of way.

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