

This instrument was prepared by:  
Anthony D. Snable, Attorney  
2700 Highway 280 South  
Suite 101  
Birmingham, Alabama 35223

**Send Tax Notices to:**

Don William Defnall  
Angela Leona Defnall  
721 Wilderness Road  
Pelham, AL 35124

Inst # 1994-11528

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
JEFFERSON COUNTY )

That in consideration of **Ninety Thousand and no/100----**  
**(\$90,000.00)** Dollars and other good and valuable consideration to  
the undersigned Grantor(s), **William D. Hiltbruner, an unmarried man**  
**and Resa Lea Hiltbruner, an unmarried woman** (herein referred to as  
Grantor(s) in hand paid by the Grantee(s) herein, the receipt of  
which is hereby acknowledged, the said Grantor(s) do by these  
presents, grant, bargain, sell and convey unto the said **Don William**  
**Defnall and Angela Leona Defnall** (herein referred to as Grantee(s),  
as joint tenants with right of survivorship the following described  
real estate, situated in **Shelby County, Alabama, to-wit:**

Lot 5, Block 2, according to the Map of Cahaba Valley Estates, Sixth Sector, as recorded in Map Book 6, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1994.
2. Easements, restrictions and reservations of record.

\$85,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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 Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this  
28th day of March, 1994.

**William D. Hiltbruner**

**Reza Lea Hiltbruner**

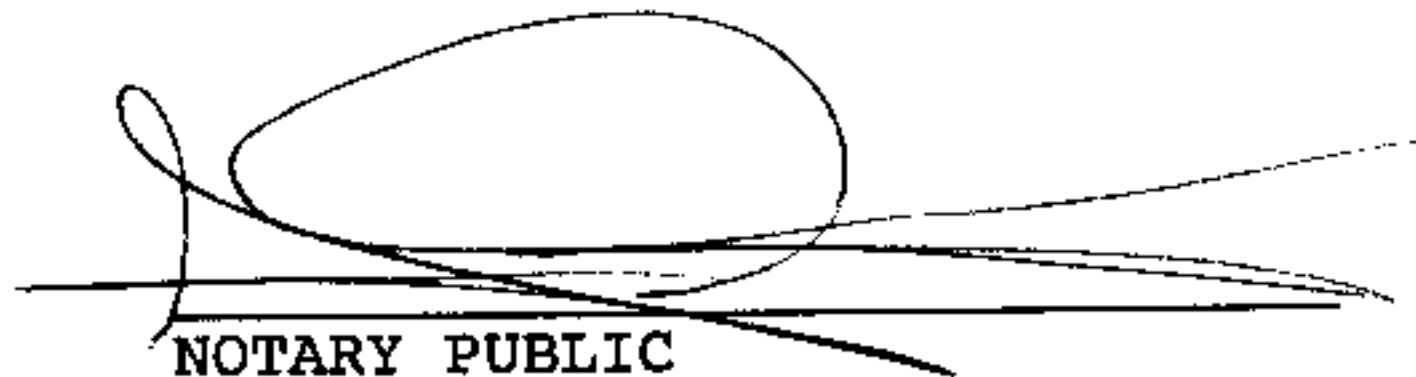
04/08/1994-11528  
08:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
102 MCD 15.50

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **William D. Hiltbruner, an unmarried man and Resa Lea Hiltbruner, an unmarried woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 28th day of March, 1994.

  
NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-21-95

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002 MCD 15.50