

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Robert L. Ostrander
111 Highland Drive
Columbiana, AL 35051

PARCEL# 21-6-24-1-001-038.000

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY ONE THOUSAND AND NO/100 DOLLARS (\$81,000.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MICHAEL S. HUNT, an unmarried man,** (herein referred to as Grantor) do grant, bargain, sell and convey unto **ROBERT L. OSTRANDER AND PAIGE H. OSTRANDER** (herein referred to as Grantees), as tenants in common with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 6, according to the Map of Highland Subdivision, as shown on map recorded in Map Book 5, Page 26, in the Probate Office of Shelby County, Alabama.

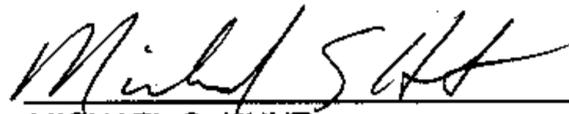
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$76,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 13th day of May, 1994.


MICHAEL S. HUNT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MICHAEL S. HUNT, an unmarried man,** whose name 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, they executed the same voluntarily on the day the same bears date.

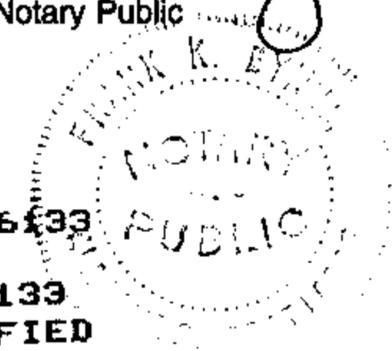
Given under my hand and official seal, this the 13th day of May, 1994.


Notary Public

My Commission Expires: 11/20/96

zostran

Inst # 1994-16133
05/18/1994-16133
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KJS 13.00



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