

SEND TAX NOTICE TO:

(Name) Robert E. Hood

(Address) 1549 Napoleon Drive
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Ruth S. Capra

(Address) #6 Office Park Circle, St. 202,

FM No. ATC 27 Rev. 5/82 Birmingham, AL 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of eighty-seven thousand and 00/100 (\$87,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Eddie R. Hickman and wife, Judith B. Hickman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert E. Hood and Evelyn M. Hood

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 15, according to the Survey of Kingwood, as recorded in Map Book 6, Page 40, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to easements and restrictions of record.

Inst. # 1994-18879

06/13/1994-18879
01:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 95.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 27th day of May, 1994.

WITNESS:

Eddie R. Hickman (Seal)
Eddie R. Hickman

(Seal)

Judith B. Hickman (Seal)
Judith B. Hickman

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eddie R. Hickman and wife, Judith B. Hickman, whose name(s) are 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 27th day of

May

A.D. 19 94

Ruth S. Capra
Notary Public