

R94-1466

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. FERRELL HATAWAY

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY TWO THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$22,500.00) to the undersigned grantor, MULKIN ENTERPRISES, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto R. FERRELL HATAWAY and CONNIE S. HATAWAY, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF ROYAL FOREST, AS RECORDED IN MAP BOOK 14, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitute a lien but are not due and payable until October 1, 1994.
2. Building setback line of 75 feet reserved from Baron Drive as shown by plat.
3. Public easements as shown by recorded plat, including 10 feet on the Easterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 290 page 957 and Map Book 14 page 44 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 311 page 700 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 206 page 536 and Deed 347 page 349 in Probate Office.
7. Oil & Gas Lease between Champion International Corporation and the Louisiana Land and Exploration Company and Atlanta Richfield Company as set out in Deed 347 page 349 (expires 1996).

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

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other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, MULKIN ENTERPRISES, INC., A CORPORATION, by its secretary, JOEL W. MULKIN who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 10th day of June, 1994.

MULKIN ENTERPRISES, INC.

By:

Joel W. Mulkin
JOEL W. MULKIN, SECRETARY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOEL W. MULKIN, whose name as secretary of MULKIN ENTERPRISES, INC., a corporation, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 10 day of June, 1994.

Robert S. Peden
Notary Public

My commission expires:

7/16/94

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