

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

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

Alfred John Hill
2505 Vale Drive
Birmingham, AL 35244

PARCEL# 10-5-16-0-004-056

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

Inst # 1994-23490

That in consideration of TWO HUNDRED THIRTY THREE THOUSAND AND NO/100 DOLLARS (\$233,000.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **CHARLES STEVEN DAUGHTRY, AN UNMARRIED MAN**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **ALFRED JOHN HILL AND MARIE KATHRYN HILL** (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 5-A, according to the Map of E. J. Marino's Resurvey of Marino's Addition to Indian Valley, as recorded in Map Book 10, page 46, in the Probate Office of Shelby County, Alabama.

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

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

By the execution and delivery of this Deed, Grantors and Grantees acknowledge that it is not their intention to create a joint tenancy with right of survivorship, but, on the contrary it is their intention to create and they do hereby create a form of concurrent ownership in property as tenants in common during the respective lives of the Grantees, with cross-contingent remainders in fee to and in favor of the survivor, and to the heirs and assigns of such survivor, which interest so created in the Grantees are indestructible by the act of one of the Grantees.

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 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.

TO HAVE AND TO HOLD to the said Grantees, as tenants in common and 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 Grantees,

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25th day of July, 1994.

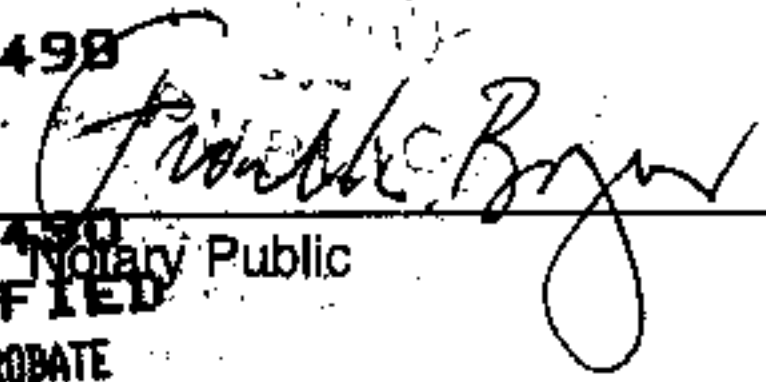

CHARLES STEVEN DAUGHTRY

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CHARLES STEVEN DAUGHTRY, 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 25th day of July, 1994.

Inst # 1994-23498


Notary Public
07/27/1994-23490
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 141.50

My Commission Expires: 11/20/96

zhill.txt