

Send Tax Notice To:
Mrs. & Mrs. Myron D. Hester
5105 Weatherford Drive
Birmingham, Al 35242

This instrument prepared by:
✓ John G. Lowther
Smith, Blocker & Lowther P.C.
3500 Independence Drive
Birmingham, Alabama 35209

GENERAL WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF JEFFERSON)
KNOW ALL MEN BY THESE PRESENTS:

Inst # 1994-25373

This Deed is made by and between Kerry R. Holt & wife, Shanna S. Holt, hereinafter called "Grantor", and Myron D. Hester and wife, Karen D. Hester, hereinafter called "Grantee".

The Grantor, for and in consideration of One Hundred Forty One Thousand Five Hundred & No/100 (\$141,500.00) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Myron D. Hester and wife, Karen D. Hester, the following described real estate located in Shelby County, Alabama:

Lot 7, Block 16, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Taxes and assessments for the year 1994, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

2. Public easements as shown by recorded plat, including 10 feet on the Southerly side of lot.

3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 160 page 278 in Probate Office.

4. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 224 page 579 and Real 275 page 55 in Probate Office.

\$ 121,500.00 of the purchase price was paid from the proceeds of a mortgage recorded 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 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.

Grantor covenants with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1994-25373

08/15/1994-25373
12:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00

IN WITNESS WHEREOF, the said Kerry R. Holt and wife, Shanna S. Holt, has caused this conveyance to be signed on this the 15th day of August, 1994.

Kerry R. Holt
KERRY R. HOLT

Shanna S. Holt
SHANNA S. HOLT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Kerry R. Holt and wife, Shanna S. Holt, whose names are signed to the foregoing General Warranty Deed, and who are known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, they executed the same voluntarily. Given under my hand and seal this 15th day of August, 1994.

[Signature]
Notary Public

My Commission Expires: 1-6-95

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