

This instrument was prepared by

Send Tax Notice To: KENNETH J. CLAUSE

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

name  
109 Cambridge Lane  
address  
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventeen Thousand Five Hundred and no/100----- DOLLARS

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

~~MICKEY HANKINS HOMEBUILDERS~~ MICHAEL L. HANKINS d/b/a MICKEY HANKINS HOMEBUILDERS

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

KENNETH J. CLAUSE AND WIFE, AMANDA L. CLAUSE

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

Shelby County, Alabama to-wit:

Lot 48, according to the survey of Cambridge Pointe, 2nd Sector, as recorded in Map Book 17, Page 99, in the Probate Office of Shelby County, Alabama.

- SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,  
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.  
(3) Mineral and mining rights, if any.

\$ 77,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-34078

11/15/1994-34078  
12:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOJ NCD 48.50


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 grantors 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 grantors 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st day of October, 1994.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

  
~~MICKEY HANKINS HOMEBUILDERS~~  
Michael L. Hankins d/b/a \_\_\_\_\_(Seal)  
Mickey Hankins Homebuilders \_\_\_\_\_(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~MICKEY HANKINS HOMEBUILDERS~~ Michael L. Hankins d/b/a Mickey Hankins Homebuilders 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October A. D., 1994

8-29-98



Notary Public.

JOHN R. HOLLIMAN