

Send Tax Notice To:
✓ Robyn Lee Hagler
1637 Lake Drive
Birmingham, AL 35215

STATE OF ALABAMA)
SHELBY COUNTY)

1994-35794
WARRANTY DEEDIFIED
10/88
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.00

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 6th day of April, 1984, the real property described herein was conveyed by warranty deed recorded in Book 355, Page 533 of the Office of the Judge of Probate of Shelby by Robert L. Robinson to Donna Ann Hagler, a single woman, Robyn Lee Hagler, a single woman, Gene Donald Hagler and wife, Margaret Duffey Hagler, to have and to hold said real property for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple; (hereinafter referred to as the "Grantors"); and

WHEREAS, the Grantors now desire through this conveyance to sever the joint tenancy with right of survivorship held by the Grantors in and to the real property described herein and to convey title in and to said real property to Robyn Lee Hagler, a single woman;

NOW THEREFORE, in consideration of the sum of Ten Dollars and other valuable consideration (\$10.00) paid to the Grantors by the Grantee, the sufficiency of which is acknowledged by Grantors, the undersigned Grantors, Donna Ann Hagler, Robyn Lee Hagler, Gene Donald Hagler, and Margaret Duffey Hagler, do by these presents sever the joint tenancy with right of survivorship and grant, bargain, sell and convey unto the Grantee, Robyn Lee Hagler, the following described real estate situated in Shelby County, Alabama; to-wit:

Lot 2, Block C, according to the Homestead, as recorded in Map Book 8, Page 167, in the Office of the Judge of Probate of Shelby County, Alabama. Except mineral, mining, oil and gas rights and all rights incidental thereto;

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

Subject to restrictive covenants recorded at Real 030 Pages 510-518, as amended by instrument #1994-29117, referred to in the Deed dated April 6, 1984 as "restrictions of Grantor," also subject to roadway, power and water easements and all matters of public record;

TO HAVE AND TO HOLD, to the said Grantee, and to her heirs, executors and assigns forever, together with every contingent remainder and right of reversion.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, and her heirs, executors and assigns, that they are lawfully seized in fee simple of the Subject Property; that the same is free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall, warrant and defend the Subject Property to the said Grantee, her successors and assigns forever, against

Inst # 1994-35794

the lawful claims of all persons. This property is not the homestead of any Grantor or the spouse of any Grantor.

The parties intend by the execution of this conveyance to sever the joint tenancy with right of survivorship which exists with respect to the above-described real property, and to convey the title to Grantee, Robyn Lee Hagler.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 2nd day of Dec, 1994.

Donna Ann Hagler
Donna Ann Hagler

Robyn Lee Hagler
Robyn Lee Hagler

Gene Donald Hagler
Gene Donald Hagler

Margaret Duffey Hagler
Margaret Duffey Hagler

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donna Ann Hagler, a single woman, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Cynthia M. Michael
Notary Public MY COMMISSION EXPIRES: June 1, 1995.
My Commission Expires: NOTARY PUBLIC UNDERWRITERS.

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robyn Lee Hagler, a single woman, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Dina J. Foster
Notary Public
My Commission Expires: 12-21-95

Alabama

STATE OF Jefferson)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gene Donald Hagler, a married man, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Dina J Foster

Notary Public

My Commission Expires: 12-21-95

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Margaret Duffey Hagler, a married woman, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Dina J Foster

Notary Public

My Commission Expires: 12-21-95

THIS INSTRUMENT PREPARED BY
Anne W. Mitchell
Berkowitz, Lefkovits, Isom
& Kushner, P.C.
1600 SouthTrust Tower
Birmingham, Alabama 35203

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12/06/1994-35794
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.00