

This instrument was prepared by

Send Tax Notice To: Rex D. Bailer

(Name) William H. Halbrooks  
704 Independence Plaza  
(Address) Birmingham, Alabama 35209

name  
2913 Riverwood Terrace  
address  
Birmingham, Alabama 35242

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

STATE OF ALABAMA

Jefferson COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Four Thousand and no/100----- (\$4,000.00)--- **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James W. Hassinger, an unmarried man

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

Rex D. Bailer and Donna M. Bailer

(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 C, in Block 20, according to the resurvey of Lots A,B,C,D,E and F, in Block 20, accoridng to the Amended Map of Riverwood, Fourth Sector, as recorded in Map Book 9, Page 39, in the Probate Office of Shelby County, Alabama, together with an undivided one-half of 1/106 interest in the common area set forth in Declaration recorded in Misc. Book 39, Page 880, in said Probate Office.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to BancBoston Mortgage Corp. recorded in Real 1993, Page 13699, in said Probate Office according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 other, then the heirs and assigns of the grantees 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 19th day of December, 1994

WITNESS:

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

James W. Hassinger (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

01/06/1995-00559  
General Acknowledgment  
12/15/94  
SHELBY COUNTY JUDGE OF PROBATE  
001 ACU 12.50

I, the undersigned  
hereby certify that James W. Hassinger, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, A. D., 1994

My commission expires: 4/21/96

William H. Halbrooks  
Notary Public.

Inst # 1995-00559