

This instrument was prepared by

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

Send Tax Notice To: MICHAEL B. HANSCOM and
CAROL A. MOORE
name
1032 Arrowhead Trail
address
Alabaster, Alabama 35007

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

STATE OF ~~ALABAMA~~ FLORIDA

ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five Thousand Seven Hundred Fifty and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES JERALD HEADLEY, JR., a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL B. HANSCOM and CAROL A. MOORE
(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 3, in Block 1, according to the map and survey of Navajo Hills, Sector Two, as recorded in Map Book 5, Page 24, 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.

\$ 75,665.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1995-03582

02/09/1995-03582
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 29th
day of December, 1994.

WITNESS:

Martha L. Kent (Seal)

Charlene Carlock (Seal)

____ (Seal)

JAMES JERALD HEADLEY, JR. (Seal)

____ (Seal)

____ (Seal)

STATE OF ~~ALABAMA~~ FLORIDA
Orange COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES JERALD HEADLEY, JR. 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 29th day of December, A. D., 1994



MARTHA L. KENT
My Comm. Exp. 11/08/98
Bonded By Service Ins
No. 419804

☐ Personally Known ☐ Otherwise

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