

This instrument was prepared by

Send Tax Notice To: Charles Edward Hartz  
name

(Name) William H. Halbrooks

1184 Dunnivant Valley Road  
address Birmingham, AL 35242

(Address) 704 Independence Plaza

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Twenty Thousand and no/100----- DOLLARS

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

Harold Riggs, an unmarried man and Janet Riggs, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Edward Hartz and Judith K. Hartz

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

Shelby County, Alabama to-wit:

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 9,  
Township 19 South, Range 1 West; thence run West along the North line  
of said 1/4-1/4 for 388.78 feet; thence 45° 43' 45" left run 559.25  
feet to the West R/W of Shelby County Road #41 and center line of an  
old road; thence 9° 09' 40" left run Southerly along said R/W for 458.00  
feet; thence 116° 54' 08" right run 157.34 feet to the center line of  
said old road; thence 88° 02' 20" right run Northeasterly along last said  
road for 92.60 feet; thence 6° 28' left continue along said road for 319.30  
feet to the point of beginning.

Subject to current taxes, easements and restrictions of record.

\$15,000.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

\$6,000.00 of the purchase price recited above was paid from a mortgage loan closed  
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 (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, we have hereunto set our hand(s) and seal(s), this 2nd  
day of February, 19 95

WITNESS:

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

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

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

Harold Riggs  
Harold Riggs

Janet Riggs  
Janet Riggs

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in ss  
hereby certify that Harold Riggs, an unmarried man and Janet Riggs, an unmarried woman  
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 2nd day of February, A. D., 19 94

Wm. Halbrooks  
Notary Public.

Inst # 1995-04094

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02/15/1995-04094  
09:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
950  
001 MCD