

SEND TAX NOTICE TO:

(Name) Calvin E. & June W. Hyer

(Address) 2058 Woodmeadow Circle
Birmingham Ala 35216

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY THREE THOUSAND and no/100-----(\$43,000.00) DOLLARS

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

JOE C. COUNTS and wife, LOU ANNA COUNTS,

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

Calvin E. Hyer and wife, June W. Hyer,

(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 2, according to the survey of Panorama Point, as recorded in Map Book 10, Page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, an ingress and egress easement is conveyed herewith over and along the private drive leading into said property and subdivision as shown on the recorded plat in Map Book 10, Page 19, in the Probate Office of Shelby County, Alabama.

st # 1995-07677

03/24/1995-07677
03:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 51.50

Joseph C. Counts, Jr. and Joe C. Counts are one and the same person.

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 24 day of March, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

Joe C. Counts (Seal)
Joe C. Counts (Seal)
Lou Anna Counts (Seal)
Lou Anna Counts (Seal)

STATE OF ALABAMA
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe C. Counts and wife, Lou Anna Counts, 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 24th day of March, A. D., 19 95

My Commission Expires: 10/16/96

Notary Public.