

SEND TAX NOTICE TO:

(Name) John M. Hudon
5213 Old Mill Cove
(Address) Pelham, Alabama 35124

This instrument was prepared by

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

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand, Seven Hundred Fifty & no/100--- DOLLARS
(\$118,750.00)

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

Henry H. Mullins, Jr. and wife, Chris Doty Mullins
(herein referred to as grantors) do grant, bargain, sell and convey unto

John M. Hudon and Leigh Pody Hudon
(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 11, according to the Survey of Old Mill Trace, Second Sector, as recorded in Map Book 8, Page 156, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$112,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-15801

06/16/1995-15801
11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.00

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, we have hereunto set OUR hand(s) and seal(s), this 30th day of May, 19 95

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____
Henry H. Mullins, Jr. (Seal)
Chris Doty Mullins (Seal)
Doty Mullins (Seal)

STATE OF ~~XXXXXX~~ Oregon
Benton COUNTY



I, the undersigned Henry H. Mullins, Jr., a Notary Public in and for said County, in said State, hereby certify that _____ is whose name _____ 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 30th day of May, A. D., 19 95

Judith A. Sanderson
Notary Public

10801-5661 # 1501

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Doty Mullins wife of Henry H. Mullins, 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 this conveyance, is executed the same voluntarily on the day the same bears date.

Given under my hand this official seal this the 31st day of May, 1995

My Commission Expires: 4-21-96

William H. Halbrooks

This instrument was prepared by: William H. Halbrooks
704 Independence Plaza
Birmingham, AL 35209

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