

This instrument was prepared by
(Name) J. Michael Joiner
(Address) P.O. Box 1012, Alabaster, AL 35007

Send Tax Notice To: David Lee Hairston
name
1716 King James Dr., Alabaster,
address Alabama 35007

1087

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty Thousand Seven Hundred and No/100 ----- DOLLARS

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

Dane Waters, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
David Lee Hairston and wife, Kathy N. Hairston

(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 6, according to the Survey of King's Meadow, First Sector, as recorded in Map Book 9, Page 167, and amended in Map Book 10, Page 12, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the grantor nor his spouse. Mineral and mining rights excepted.

Subject to easements, taxes and restrictions of record.

\$80,700.00 of the above referenced purchase price has been paid by a mortgage loan closed simultaneously herewith.

The Grantees address is:

1716 King James Drive
Alabaster, AL 35007

Inst # 1996-10177

03/28/1996-10177
11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 BNA 9.50

BOOK 124 PAGE 765

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 8th day of April, 1987.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Dane Waters (Seal)
DANE WATERS (Seal)

1987 APR 14 AM 8:17 (Seal)
JUDGE OF PROBATE Reed Taylor (Seal)
1. Recording Fee 2.50

STATE OF ALABAMA SHELBY COUNTY 2. Indexing Fee 1.00

General Acknowledgment

the undersigned TOTAL 3.50, a Notary Public in and for said State, hereby certify that Dane Waters whose name is signed to the foregoing conveyance, and who is known to me, and who has executed the same voluntarily on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April A. D. 1987

[Signature]
Notary Public

