This instrument was prepared by: Anthony D. Snable, Attorney 2700 Highway 280 South Suite 101 Birmingham, Alabama 35223 Send Tax Notices to:

Kevin D. Jones

195 Brookhollow Drive Pelham, AL 35124

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

(NOW ALL MEN BY THESE PRESENTS JEFFERSON COUNTY )

That in consideration of ONE HUNDRED THOUSAND FOUR HUNDRED DOLLARS and 00/100----(\$100,400.00) to the undersigned Grantor(s), Paul Marlyn Hillman and Patricia D. Hillman, husband and wife (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant; bargain, sell and convey unto the said Kevin D. Jones and Angela W. Jones (herein referred to as Grantee(s), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 69, Brookhollow First Sector, as recorded in Map Book 17, Page 103, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

## Subject to:

- 1. Advalorem taxes for the current tax year 1996.
- 2. Easements, restrictions and reservations of record.

\$100,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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.

04/05/1996-11153 11:06 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 003 NCD 14.00 And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this

29th day of March, 1996.

Paul Marlyn Hillman

New attorney in fact

Patricia D. Hillman

STATE OF ALABAMA

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Paul Marlyn Hillman husband of Patricia D. Hillman, whose name(s) 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 on this the 29th day of March, 1996.

NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 9349

STATE OF ALABAMA

## <u>JEFFERSON</u> COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Paul Marlyn Hillman whose name, as Attorney in Fact for Patricia D. Hillman, 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 as such Attorney in Fact and with full authority, executed the same voluntarily for and as the act of said Patricia D. Hillman.

GIVEN under my hand and official seal on this the 29th day of March, 1996.

NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-34-59

Inst # 1996-11153

04/05/1996-11153
11:06 AM CERTIFIED
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 14.00