

Important: Read Instructions on Back Before Filling out Form.

Inst # 1996-13740

04/29/1996-13740
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 22.10

5A. Enter Code(s) From Back of Form That Best Describes The Collateral Covered By This Filing:

500

600

This instrument was prepared by

(Name) Walter Fletcher

Dominick, Fletcher, Feilding, Wood & Lloyd, P.A.

(Address) 2121 Highland Avenue South

Birmingham, Alabama 35208

Form 1-1-1 Rev. 10-88

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 SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS

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

Reba C. Austin, an unmarried woman

therein referred to as grantor do grant, bargain, sell and convey unto

Bruce Hyer and wife, Cathy W. Hyer

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

Shelby

County, Alabama to-wit:

Lot 5, Block 5, of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Office of the Probate Judge of, Shelby County, Alabama.

Subject to easements and restrictions of record.

Subject to state, county and city taxes.

BOOK 356 PAGE 341

\$ 60,000 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith.

1. Bond Fee 15.00
2. Title Fee 10.00
3. Recording Fee 5.00
4. Notary Fee 5.00
5. Other Fee 0.00
Total 35.00

TO HAVE AND TO HOLD unto the said GRANTEE 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 grantee herein shall take as tenants in common.

And I hereby do for myself (seemingly) and for my (said) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th

day of July, 19 91

STATE OF ALA. SHELBY CO.
WITNESS: CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL 31 AM 11:53

(Seal)

Reba C. Austin
Reba C. Austin

(Seal)

(Seal)

(Seal)

NOTARY PUBLIC

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned

hereby certify that Reba C. Austin a Notary Public in and for said County, in said State

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 the conveyance she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 30th day of July, A.D., 19 91

Walter Fletcher

SEND "A" NOTICE TO:

Bruce Hyer &

(Name) Cathy W. Hyer

407 Parkway Circle

(Address) Monteville, AL 35115

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0996302 COUNTY JUDGE OF PROBATE
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