

This instrument was prepared by

Send Tax Notice To:

B. CHRISTOPHER BATTLES

THOMAS P. PASSEN

(Name) 3150 HIGHWAY 52 WEST  
PELHAM, AL 35124(Name) 37 MILGRAY LANE  
CALERA, AL 35040

Address)

(Address)

1996-14357

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY THOUSAND FIVE HUNDRED AND NO/100 (\$130,500.00) Dollars

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

THADDEUS A. HOOD and wife, CYNTHIA R. HOOD

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

THOMAS P. PASSEN and wife, ROBERTA P. PASSEN

(herein referred to as GRANTEEES) 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 Southern Hills, Sector 5,  
as recorded in Map Book 16, Page 132, in the Office of the  
Judge of Probate of Shelby County, Alabama.Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.\$133,110.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.05/02/1996-14357  
12:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
901 WCB 3.50TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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  
APRIL, 19 96.

(Seal)

THADDEUS A. HOOD

(Seal)

(Seal)

CYNTHIA R. HOOD

(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

## General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
THADDEUS A. HOOD and wife, CYNTHIA R. HOOD, 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 the 30th day of April, 19 96.

Notary Public