

AL 2259

Inst # 1996-14388

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
  
GEORGE F. HAMNER, JR.  
319 CHESTNUT LANE  
ALABASTER, AL 35007

STATE OF ALABAMA)  
  
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
  
WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTY THREE THOUSAND and 00/100 (\$183,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES WELDON HALL and SOPHIE G. HALL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GEORGE F. HAMNER, JR. and MARY S. HAMNER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 33, ACCORDING TO THE AMENDED MAP OF DOGWOOD FOREST, THIRD PHASE, AS RECORDED IN MAP BOOK 18 PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 75 feet reserved from Chestnut Lane as shown by plat.
3. Public easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 318 page 1 Deed Book 318 Page 531, and Real 296 Page 879 in Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 292 Page 665 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 355 page 136 in Probate Office.

\$146,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

05/02/1996-14388  
01:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 9MA 48.00

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES WELDON HALL and SOPHIE G. HALL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the \_\_\_\_\_ day of April, 1996.

  
JAMES WELDON HALL

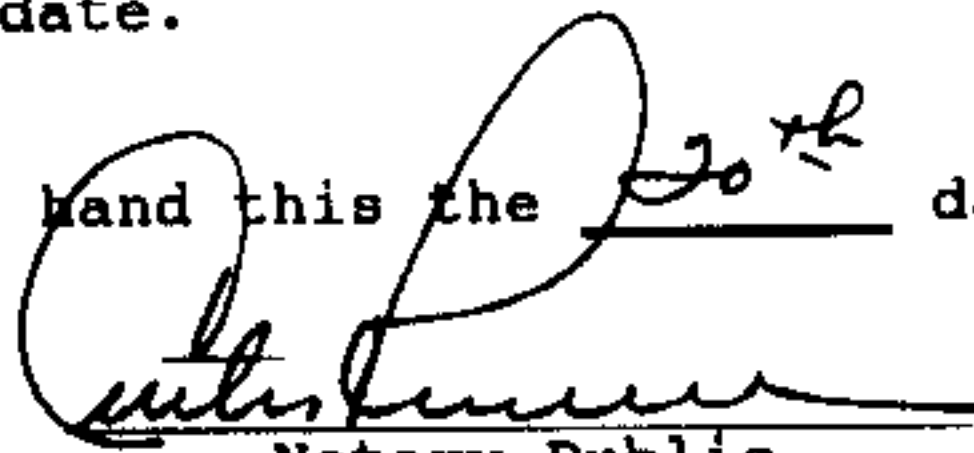
  
SOPHIE G. HALL

STATE OF SOUTH CAROLINA)  
COUNTY OF DORCHESTER

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES WELDON HALL and SOPHIE G. HALL, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20<sup>th</sup> day of April, 1996.



Notary Public  
My Commission Expires  
June 16, 2003

My commission expires: \_\_\_\_\_

Inst # 1996-14388

05/02/1996-14388  
01:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 48.00