

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. S.R.H. III

(Address) 3390 North Broken Bow Dr.

Blvd., Al. 35242

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --One Hundred Twenty Nine Thousand Four Hundred & 00/100-- (\$129,400) DOLLARS

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

Bryan C. Ritenour and wife, Miriam R. Ritenour

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

S. R. Hill, III and Marsha M. Hill

(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 39, according to the Survey of Broken Bow, 1st Addition, 1st Phase, as recorded in Map Book 8, page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 74,400.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Inst # 1996-17902

06/04/1996-17902
12:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 63.50

TO HAVE AND TO HOLD Unto 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 hands and sealed this 23rd day of May 19 96.

WITNESS:

Bryan C. Ritenour
Bryan C. Ritenour

(Seal)

Miriam R. Ritenour
Miriam R. Ritenour

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bryan C. Ritenour and wife, Miriam R. Ritenour, whose name is 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

23rd

day of

May

A.D. 19 96

Notary Public