

This instrument was prepared by

William H. Halbrooks

Send Tax Notice To:

Joseph L. Billmeier, Jr.

(Name)
704 Independence Plaza
Birmingham, Alabama 35209
(Address)

(Name)
#8 Overhill Road
Montevallo, Alabama 35115
(Address)

VARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100-----(\$500.00) Dollars

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

Joseph L. Billmeier, Jr. and wife, Katherine Estes Billmeier

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

Joseph L. Billmeier, Jr. and Katherine Estes Billmeier

herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 2 West, described as follows: Commence at a point where the south boundary of Highway 12 intersects the west boundary of Overhill Road and go south 25 degrees 20 minutes east along the west boundary of Overhill Road 259.0 feet to the point of beginning; thence continue along this line 311.0 feet; thence south 73 degrees 30 minutes west for 492.58; thence north 28 degrees 13 minutes west for 222.99 feet; thence north 63 degrees 14 minutes east for 497.72 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

06/07/1996-18512
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

TO HAVE AND TO HOLD, to 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 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, 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, 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 May, 19 96.

(Seal)

Joseph L. Billmeier, Jr.
Joseph L. Billmeier, Jr.

(Seal)

(Seal)

Katherine Estes Billmeier
Katherine Estes Billmeier

(Seal)

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph L. Billmeier, Jr. & Katherine Estes Billmeier 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 May, 19 96.

William H. Halbrooks
Notary Public William H. Halbrooks

Inst # 1996-18512