

THIS INSTRUMENT PREPARED BY:

DOUGLAS ROGERS, Attorney at Law  
1920 Mayfair Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

George C. Hollis and Marcia B. Hollis  
1037 Forest Meadows Drive  
Birmingham, AL 35242

Inst # 1996-20707

**WARRANTY DEED**  
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

Two Hundred Fifty Thousand and no/100-----Dollars (\$250,000.00),

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, Wayne M. Blackburn and wife Fonda G. Blackburn (herein referred to as Grantor), do grant, bargain, sell and convey unto George C. Hollis and Marcia B. Hollis (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 21, according to the Survey of Forest Meadows, 1st Sector, as recorded in Map Book 19, Page 80, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1996.

Subject to easements, restrictions, rights of way and building lines of record.

~~\$250,000.00~~ of the above consideration was paid from a mortgage loan closed simultaneously herewith.  
\$225,000.00

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, I (we) have hereunto set my (our) hand(s) and seal(s), this 21st day of June, 1996

(Seal)

Wayne M. Blackburn  
WAYNE M. BLACKBURN

(Seal)

Fonda G. Blackburn  
FONDA G. BLACKBURN

(Seal)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne M. Blackburn and Fonda G. Blackburn 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 1996.

Douglas Rogers  
NOTARY PUBLIC

My Commission Expires 9/9/99

Inst # 1996-20707

06/27/1996-20707  
11:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCB 33.50