

his instrument was prepared by

Send Tax Notice To:

B. CHRISTOPHER BATTLES

DAVID J. HALVORSON

(Name) 3150 HIGHWAY 52 WEST
 PELHAM, AL 35124

(Name) 822 WILLOW OAK DRIVE
 BIRMINGHAM, AL 35244
 (Address)

(Address)

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 SEVENTY THREE THOUSAND AND NO/100-----(\$173,000.00) Dollars

the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 WILLIAM H. NEAL, III and wife, VALITA D. NEAL

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

DAVID J. HALVORSON and wife, MELANIE SUZANNE HALVORSON

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

Lot 6, according to the Amended Map of Sixth Addition, Riverchase Country Club, as recorded in Map Book 7, Page 93, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$138,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Valita D. Neal is one and the same as Valeta D. Neal.

07/10/1996-22149
 11:21 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 NCB 43.50

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 24th day of JUNE, 19 96.

(Seal)

WILLIAM H. NEAL, III

(Seal)

(Seal)

VALETA D. NEAL

(Seal)

STATE OF ALABAMA
 COUNTY OF SHELBY

General Acknowledgment

I, the undersigned William H. Neal, III & wife, Valita D. Neal, a Notary Public in and for said County in said State, hereby certify that William H. Neal, III & wife, Valita D. Neal, 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 24th day of JUNE, 19 96.

Frank J. Elrod
 Notary Public

Inst # 1996-22149