

This instrument was prepared by

(Name) LANGE, SIMPSON ET AL

(Address) 728 Shades Creek Parkway #120  
Birmingham, Alabama 35209

Send Tax Notice To: Charles R. Hartsell

name

4025 Greystone Drive

address

Hoover, Alabama 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FOUR HUNDRED SEVENTY FIVE THOUSAND AND NO/100----- DOLLARS (\$475,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Guy H. Rankin, Jr. and wife, Sarah W. Rankin

(herein referred to as grantors) do grant, bargain, sell and convey unto Charles R. Hartsell and wife, Sandra P. Hartsell

(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 7, according to the Survey of Greystone - 1st Sector, 1st Phase, as recorded in Map Book 14, page 91 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$380,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Instrument # 1996-25329

08/06/1996-25329  
11:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
103.50

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 stated 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 hand(s) and seal(s), this 1st day of August, 19 96.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Guy H. Rankin, Jr.

Sarah W. Rankin

**General Acknowledgment**

STATE OF ALABAMA

Jefferson COUNTY

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Guy H. Rankin, Jr. and wife, Sarah W. Rankin 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 1st day of August, A.D., 1996

David F. Ovson

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRED APR. 27, 1996.  
BONDED THRU NOTARY PUBLIC UN. OF AMERICA

David Ovson