

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
John W. Hermanson
Carol J. Hermanson
100 Portsouth Lane
Alabaster, AL 35007

Inst # 1996-28470

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

Warranty Deed/TITROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thirteen Thousand Five Hundred Dollars and No/100's-----(\$113,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we Marsha C. Morehouse and husband, Frank Morehouse, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto John W. Hermanson and Carol J. Hermanson (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 26, according to the Survey of Portsouth, First Sector, as recorded in Map Book 6, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$65,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Marsha C. Parrent is one and the same person as Marsha C. Morehouse.

TO HAVE AND TO HOLD Unto 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 16 day of August, 1996.

Marsha C. Morehouse
Marsha C. Morehouse

Frank Morehouse
Frank Morehouse

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1996-28470

08/29/1996-28470
01:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 59.50

STATE OF Alabama
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marsha C. Morehouse, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 1996.

MY COMMISSION EXPIRES JULY 18, 2000

My Commission Expires: _____

Amy J. Early
Notary Public

AFFIX SEAL

* and Frank Morehouse

STATE OF _____
_____ COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Frank Morehouse, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 1996.

Notary Public

My Commission Expires: _____

AFFIX SEAL

Inst # 1996-28470

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