

Prepared without benefit of survey. Attorney makes no certification as to legal description.

Send Tax Notice To:

Joel M. Hallisey and wife,
Lyn M. Hallisey
604 11th Avenue S.W.
Alabaster, Alabama 35007

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Sixty Two Thousand Five Hundred Dollars and 00/100 (\$62,500.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Kinta Parker, PhD., a married woman**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Joel M. Hallisey and wife, Lyn M. Hallisey**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Tract #3, (Also referred to as Furman No. 78 or Mill 47): Begin at the intersection of the Northerly right of way line of Strowd Avenue and the Westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Street and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of Strowd Avenue for 95.00 feet; thence 90 degrees 09 minutes right and run Northeasterly for 100.36 feet; thence 90 degrees 04 minutes right and run Southeasterly for 95.12 feet to a point on the Westerly right of way line of Fallon Avenue; thence 90 degrees right and run Southwesterly along said right of way line of Fallon Avenue for 100.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

Subject to:

1. Taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.
2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Easement to Alabama Power Company for gas line, dated May 1, 1951, recorded in Deed Book 146, Page 211 in Probate Office.
4. All existing easements for water, gas, sewer, telephone and electric lines.

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5. Easement for sanitary sewer as shown on recorded map of subdivision.
6. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

PREPARED WITHOUT BENEFIT OF SURVEY. ATTORNEY MAKES NO CERTIFICATION REGARDING LEGAL DESCRIPTION. TITLE NOT EXAMINED BY PREPARER OF INSTRUMENT.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 30th day of September, 1996.

WITNESS:

Kinta Parker, PhD
Kinta Parker, PhD.

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Kinta Parker, PhD. 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 30th day of September, 1996.

Kimberly M. Melton
Notary Public

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