

This instrument was prepared by

Send Tax Notice To: Monica L. Hinton

(Name) Larry L. Halcomb

name

164 Winterhaven Drive

address

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kevan Hunter Hall and wife, Lisa P. Hall

(herein referred to as grantors) do grant, bargain, sell and convey unto Monica L. Hinton

(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 33, Block 2, according to the Survey of Bermuda Hills, Second Sector Fourth Addition, as recorded in Map Book 9, page 78, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1996.  
Subject to 35 foot building line, easements, and rights-of-way, of record.

Grantors make no warranty of title as to mineral and mining rights.

Kevan Hunter Hall and Kevin Hunter Hall is one and the same person.

\$ 89,826.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

10/04/1996-33074  
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created 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 27th day of September, 19 96.

(Seal)

Kevan Hunter Hall  
Kevan Hunter Hall

(Seal)

(Seal)

Lisa P. Hall  
Lisa P. Hall

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Kevan Hunter Hall and wife, Lisa P. Hall 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 27th day of September A.D., 1996

Larry L. Halcomb

Notary Public

My Commission Expires  
January 23, 1998