

This instrument was prepared by

Send Tax Notice To: Kevan Hunter Hall

(Name) Larry L. Halcomb

name

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

6019 Woodvale Ct.

address

Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FOUR THOUSAND NINE HUNDRED AND NO/100
..... DOLLARS (\$144,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Larry J. Parton and wife, Miriam C. Parton

(herein referred to as grantors) do grant, bargain, sell and convey unto Kevan Hunter Hall and wife, Lisa Pinson Hall

(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 19, according to the Survey of Woodvale, as recorded in Map Book 12, page 21 and 22, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1996.

Subject to restrictions, building line, easements, rights-of-way, and agreement with Alabama Power Company, of record.

\$ 105,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-33098

10/04/1996-33098
12:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DQA MCD 47.50

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 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)

Larry J. Parton
Larry J. Parton

(Seal)

(Seal)

Miriam C. Parton
Miriam C. Parton

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Larry J. Parton and wife, Miriam C. Parton
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., 19 96

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998