

SEND TAX NOTICE TO:

(Name) **Jayson F. Wilhite and
April Wilhite**

(Address) 360 Ozley Road

Alabaster, AL 35007

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-four thousand and ~~no/100~~ Dollars (\$24,000.00) in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, we **Clifford Warren Hull and wife, Janet Kay Hull** (herein referred to as grantors) do grant, bargain, sell and convey unto **Jayson F. Wilhite and wife, April Wilhite** (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 4, according to the Survey of Graham Estates as recorded in Map Book 13, page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Less and except any portion of subject property lying North of fence as shown on survey by Robert Farmer, Registered No. 14780, dated October 14, 1987.

SUBJECT TO THE FOLLOWING:

1. Taxes or special assessments which are not shown as existing liens by public records.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
4. Building setback line of 40 feet reserved from Shelby County Highway No. 86 as shown by plat.
5. Restrictions, covenants and conditions as set out in instrument recorded in Real Book 156, page 533 in Probate Office.
6. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 198, page 480, and power lines as shown by survey of Robert Farmer, Registered No. 14780, dated October 14, 1987.
7. Easement to South Central Bell as shown by instrument recorded in Real Book 4, page 616 in Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 13, page 29.
9. Any loss and/or claim which may result from the fact that a mobile home rests on the subject property and that it is not presently attached to the land or that it might at some later time be severed from the land.
10. Purchase Money Mortgage in the amount of \$18,000.00 executed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, 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 we will and 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.

11/01/1996-36512
04:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NCB 18.00

this 31 IN WITNESS WHEREOF, we, have hereunto set my or our hands and seals,
day of Oct, 1996.

Clifford Warren Hull (SEAL)
Clifford Warren Hull
Janet Kay Hull (SEAL)
Janet Kay Hull

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clifford Warren Hull and wife, Janet Kay Hull**, whose name or names is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of Oct, 1996.

Lance Brader (SEAL)
Notary Public

... * 1996-36512
11/01/1996-36512
04:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.00