

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: G. ALLEN ROBERTS
name
908 RIVERCHASE PARKWAY WEST
address
HOOVER, ALABAMA 35244

Inst # 1996-39530

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 EIGHTY SIX THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$186,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
WILLIAM E. HUNTER AND WIFE, CATHERINE J. HUNTER

(herein referred to as grantors) do grant, bargain, sell and convey unto G. ALLEN ROBERTS AND WIFE, NANCY C. ROBERTS

(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 22, ACCORDING TO THE SURVEY OF SECOND ADDITION, PHASE II, RIVERCHASE COUNTRY CLUB AS RECORDED IN MAP BOOK 8, PAGE 161, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 1, 1997 AND THEREAFTER.
BUILDING LINE, EASEMENTS AND RESTRICTIONS SHOWN ON RECORD MAP.
RESTRICTIONS AND COVENANTS RECORDED IN MISC. 14, PAGE 536, MISC. 17, PAGE 550, MISC. 34, PAGE 549, REAL 142, PAGE 887, AND REAL 107, PAGE 377 IN SAID PROBATE OFFICE.
MINERALS AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 127, PAGE 410.

\$149,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

12/02/1996-39530
12:02 PM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE

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 26th day of November, 19 96.

(Seal) William E. Hunter (Seal)
WILLIAM E. HUNTER

(Seal) Catherine J. Hunter (Seal)
CATHERINE J. HUNTER

(Seal)

STATE OF ALABAMA
Jefferson COUNTY
General Acknowledgment
I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that WILLIAM E. HUNTER AND WIFE, CATHERINE J. HUNTER 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 26th day of November, A.D., 1996
GENE W. GRAY, JR. Notary Public