

SEND TAX NOTICE TO:

(Name) Robert T. Hentz
3348 Afton Lane
Birmingham, Alabama 35212
(Address) _____

This instrument was prepared by

(Name) Betty McGowen
Warrior Savings Bank
Post Office Box 490
(Address) Warrior, Alabama 35180

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert T. Hentz and wife, Anne K. Hentz and Walter T. Hentz, Jr. and wife, Ann D. Hentz and Auto Parts & Supply Company d/b/a Auto Parts & Supply Company, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert T. Hentz and wife, Anne K. Hentz

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A Tract of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows: Commence at the Northeast corner of said Southwest 1/4 of Northwest 1/4; thence run West along the North line thereof, a distance of 313.96 feet; thence an angle left of 99 degrees 01 minutes and run a distance of 175 feet; thence an angle right of 66 degrees 06 minutes and run a distance of 224.93 feet; thence an angle left of 95 degrees and run a distance of 261.775 feet to the point of beginning; thence an angle right of 95 degrees and run a distance of 250 feet; thence an angle right of 85 degrees and run a distance of 157.065 feet; thence an angle right of 95 degrees and run a distance of 250 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

Terms and conditions of that certain mortgage from Auto Parts & Supply Company, et al to J.R. Johnston and Ann N. Johnston recorded in Real Book 172, Page 691 and modified in Instrument #1994-9413.

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.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1996-41291

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, _____ have hereunto set
hand(s) and seal(s), this _____ day of _____, 19____

ⓧ Robert T. Hentz
Robert T. Hentz, individually

ⓧ Anne K. Hentz
Anne K. Hentz, individually

ⓧ Walter T. Hentz, Jr.
Walter T. Hentz, Jr., individually

ⓧ Ann D. Hentz
Ann D. Hentz, individually

Witness:

ⓧ Ann D. Hentz
Secretary

Auto Parts & Supply Company d/b/a
Auto Parts & Supply Company, Inc.

By ⓧ Robert T. Hentz
Its: President

State of Alabama
Shelby County

I, the undersigned _____ Notary Public in and for said County, in said State, hereby certify that Walter T. Hentz, Jr., and wife, Ann D. Hentz whose names 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 7 day of Nov, 1996.

May Allmonore
Notary Public
My Commission Expires July 3, 1998

State of Alabama
Alabama County

I, SHERY M. VANN Notary Public in and for said County in said State, hereby certify that Robert T. Hentz, and wife, Anne K. Hentz whose names 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 6TH day of November, 1996.

Sherry M. Vann
Notary Public

State of Alabama
Alabama County

I, Sherry M. Vann Notary Public in and for said County, in said State, hereby certify that Robert T. Hentz whose name as President of Auto Parts & Supply Company d/b/a Auto Parts and Supply Company, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.
Given under my hand and official seal this the 6TH day of November, 1996.

Sherry M. Vann
Notary Public

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