

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Geoffrey A. Hall  
Deborah Berry Hall  
3713 Woodbine Way  
Birmingham, AL 35242

STATE OF ALABAMA  
COUNTY OF SHELBY

Warranty Deed/ITWR01

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Sixty-Three  
Thousand Dollars and No/100's-----(\$163,000.00) to the undersigned grantor or grantors in hand  
paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we ALBERT PRADO and wife, ROSEANNA  
PRADO, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto  
Geoffrey A. Hall and Deborah Berry Hall (herein referred to as GRANTEES)  
as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 76, according to the Survey of Meadow Brook, 12th Sector, as recorded in Map Book  
9, Page 27, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and  
restrictions, easements, building lines, and limitations of record.

\$146,700.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.

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 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, and  
that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES,  
their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 16<sup>th</sup> day of  
January, 1997.

ALBERT PRADO

ROSEANNA PRADO

Inst # 1997-04905

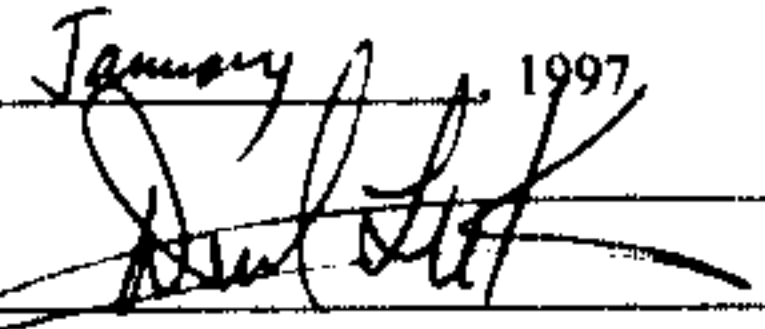
02/14/1997-04905  
12:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 27.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF California  
Santa Clara COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ALBERT PRADO, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of January 1997.

  
Notary Public

My Commission Expires: June 29, 2000

AFFIX SEAL



STATE OF Alabama  
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROSEANNA PRADO, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of January 1997.

  
Notary Public

My Commission Expires: Oct. 19, 1999

AFFIX SEAL

Inst # 1997-04905

02/14/1997-04905  
12:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCJ 27.50