

SEND TAX NOTICE TO:

(Name) COY M. HEFNER  
 930 LAKE FOREST CIRCLE  
 (Address) BIRMINGHAM, AL 35244

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES  
 3150 HIGHWAY 52 WEST  
 (Address) PELHAM, AL 35124

FM No. ATC 22, Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA  
 SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100----- DOLLARS  
 (\$262,500.00)

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

WILLIAM JOSEPH BONDURANT and wife, TERESA NEWSOME BONDURANT

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

COY M. HEFNER and wife, ANNETTE A. HEFNER

(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 291, according to the Survey of Phase I, Riverchase  
 Country Club, Ninth Addition, as recorded in Map Book 10,  
 Page 98, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,  
 limitations, if any, of record.

Inst # 1997-06768  
 03/05/1997-06768  
 09:08 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 SW 271.00

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 28th  
 day of February, 19 97

WITNESS:

\_\_\_\_\_  
 (Seal) William Joseph Bondurant (Seal)  
 \_\_\_\_\_  
 (Seal) TERESA NEWSOME BONDURANT (Seal)  
 \_\_\_\_\_  
 (Seal)

STATE OF ALABAMA  
 SHELBY } COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that WILLIAM JOSEPH BONDURANT and wife, TERESA NEWSOME BONDURANT  
 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 28th day of February, A D 19 97

Frank D. Elrod  
 Notary Public