

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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**STATE OF ALABAMA**

**SHELBY COUNTY**

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**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Hundred Nineteen Thousand & no/100 Dollars (\$219,000.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Kent R. Clark and Linda P. Clark**, husband and wife (herein collectively referred to as "**Grantors**") grant, bargain, sell and convey unto **Walter W. Rease and Edna M. Rease** (herein referred to as "**Grantees**") as joint tenants, with right of survivorship in the following described real estate situated in Shelby County, Alabama to wit:

Lot 119, according to the amended map of Hickory Ridge, as recorded in Map Book 11, page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Subject to and except for:**

1. 1997 Ad Valorem Taxes.
3. Easements, restrictions, limitations, covenants, and set back lines of record.

**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 said Grantors do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** Kent R. Clark and Linda P. Clark have hereunto set our hands and seals, this 18th day of April, 1997.

  
Kent R. Clark

  
Linda P. Clark

**Inst # 1997-12541**

**04/23/1997-12541  
10:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 80.00**

**Inst # 1997-12541**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kent R. Clark** 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 18 day April, 1997.

Terry W. Gloor  
Notary Public

My Commission Expires: 1-11-2000

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda P. Clark** 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 18th day April, 1997.

Terry W. Gloor  
Notary Public

My Commission Expires: 1-11-2000

**THIS INSTRUMENT PREPARED BY:**

Terry W. Gloor, Esquire  
Johnston & Conwell, L.L.C.  
800 Shades Creek Parkway  
Suite 325  
Birmingham, AL 35209  
(205) 414-1200

**SEND TAX NOTICE TO:**

Mr. and Mrs. Walter Rease  
5104 Willow Circle  
Birmingham, AL 35242

RE-2601

Inst # 1997-12541

04/23/1997-12541  
10:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 80.00