

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Timothy James Hurry

name

5118 Colonial Park Road

address

Birmingham, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED THIRTY THREE THOUSAND AND NO/100 DOLLARS (\$133,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we, Anne M. Krafve-Nelson and husband, Lawrence D. Nelson

(herein referred to as grantors) do grant, bargain, sell and convey unto Timothy James Hurry and wife, Gina Clark Hurry

(herein referred to as GRANTEE(S)) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 49, according to the survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

Timothy James Hurry is one and the same person as Timothy J. Hurry.

\$ 40,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst. # 1997-19172

06/19/1997-19172
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC 101.30

TO HAVE AND TO HOLD unto the said GRANTEE(S) 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 GRANTEE(S), 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 and 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 GRANTEE(S), 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 4th day of June, 19 97.

(Seal)

(Seal)

(Seal)

Anne M. Krafve-Nelson

Lawrence D. Nelson

(Seal)

(Seal)

(Seal)

STATE OF Ohio
Cuyahoga COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anne M. Krafve-Nelson and husband, Lawrence D. Nelson, 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 4th day of June A.D., 19 97.

Suzanne M. Hawkins
Comm. Exp. 10-9-2001 Notary Public