

This instrument was prepared by:

Shelly Moss
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4 Office Park Circle, Suite 116
Birmingham, Alabama 35223

Send tax notice to:

Scott M. Hamner
1576 Southpointe Drive
Birmingham, Alabama 35244

1997-28551
Inst *

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Ninety Six Thousand Six Hundred and Fifty ^{dred and} DOLLARS
(\$ 196,650.00) the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt
whereof is acknowledged, we,

Howard L. Morris and wife, Kay Morris

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

Scott M. Hamner and Deborah Hamner

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

Lot 6, according to the Map and Survey of Southpointe, Third Sector, as recorded in Map Book 12, page 76, in
the Probate Office of Shelby County, Alabama.

Subject to:

1. 1997 taxes not yet due and payable.
2. Restrictions appearing of record in Book 197, page 820.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 139,
page 424; Real Volume 230, page 786 and Real Volume 237, page 4.
4. Agreement with Alabama Power Company for Underground Residential Distribution as shown by
instrument(s) recorded in Book 215, page 515.
5. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 215, page
498.
6. A 40 foot building line from Southpointe Drive, as shown on recorded map.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, I (We) have set my (Our) hand(s) and seal(s), this 25 day of Feb,
1997.

WITNESS:

Sandra L. LoBianco (Seal)

Howard L. Morris (Seal)
Howard L. Morris

Sandra L. LoBianco (Seal)

Kay Morris (Seal)
Kay Morris

STATE OF Pennsylvania)
York COUNTY)

I, Sandra L. LoBianco, a Notary Public in and for said County, in said State, hereby
certify that Howard L. Morris and Kay Morris 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 5th day of February, A.D., 1997.

Sandra L. LoBianco
notary public
MY COMMISSION EXPIRES
2/26/98

Notary Seal
Sandra L. LoBianco Notary Public
Municipality: Twp. York County
My Commission Expires Feb 26 1998
Pennsylvania Association of Notaries

09/05/1997-28551
01:50 PM CERTIFIED
SANDRA LOBIANCO, NOTARY PUBLIC
09:30 AM CERTIFIED JUDGE OF PROBATE
SANDRA LOBIANCO, NOTARY PUBLIC