

This instrument was prepared by:
Shelly Moss
Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
Tami G. Hunt
5513 Heathrow Drive
Birmingham, Alabama, 35242

Inst # 1997-36287

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 Sixty-one Thousand and 00/100 Dollars (\$161,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

John Michael Morris and wife Lisa Howard Morris

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

Tami G. Hunt and Jeffrey A. Hunt

(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 53, according to the Survey of Meadow Book, 11th Sector, as recorded in Map Book 9, page 6 A & B, in the Probate Office of Shelby County, Alabama.

\$141,000.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.


Subject to: (1) 1997 ad valorem taxes not yet due and payable and
(2) all easements, rights-of-way and encumbrances 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 we 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, we have set our hands and seals, this 30th day of October, 1997.

WITNESS:

(Seal)  (Seal)
John Michael Morris

(Seal)  (Seal)
Lisa Howard Morris

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that John Michael Morris and Lisa Howard 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 30th day of October, 1997.



Notary Public: Shelly Moss
My Commission Expires: 11-5-97

11/05/1997-36287
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
28.50
001 MEL