

SEND TAX NOTICE TO:

(Name) Matthew Hall
524 Creekview Lane
(Address) Pelham, Al. 35124

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

Form 113 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-nine thousand nine hundred and no/100 (\$89,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Michael Patrick Thornell and his wife Jennifer Rachel Dean Thornell

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

Matthew Hall and Stephanie D. Hall

(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 6, Block 2, according to the Map and Survey of Oak Mountain Estates,
as recorded in Map Book 5, Page 57, in the Probate Office of Shelby
County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$89,900.00 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

Inst # 1998-06368

02/25/1998-06368
01:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOT SAA 9.50

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 hands and seals, this 23 day of February, 1998.

WITNESS:

(Seal)

Michael Patrick Thornell (Seal)
MICHAEL PATRICK THORNELL
Jennifer Rachel Dean Thornell (Seal)
JENNIFER RACHEL DEAN THORNELL (Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Michael Patrick Thornell and his wife Jennifer Rachel Dean Thornell 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February A.D. 19 98

Jedric H. Nester