

This instrument prepared by:
Michael A. O'Brien, Attorney
212 West North Street
Talladega, Alabama 35160

Address of Grantees:
137 Branch Drive
Chelsea, AL 35043

STATE OF ALABAMA,)
SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SIXTY SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$167,900.00) DOLLARS, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, WILLIAM S. ETHEREDGE, a married man, d/b/a ETHEREDGE CONSTRUCTION, a sole proprietorship, (herein referred to as Grantor), does grant, bargain, sell and convey unto ROBERT JOHN HILTON-LEE and wife, BETTY ALMA HILTON-LEE, as joint tenants with rights of survivorship, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Brookchase Estates, as recorded in Map Book 21 at page 49 in the Probate Office of Shelby County, Alabama.

Subject to the lien of the 1998 ad valorem taxes and thereafter.

Subject to easements and rights-of-way for public streets and roads and for electric, telephone, water, gas, sewerage, drainage and other utilities, of record, if any.

The hereinabove described property does not constitute any part of the homestead of the Grantor and/or his spouse.

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 do for myself and for my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

Inst # 1998-06557

02/26/1998-06557
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
BOB HCB 45.00

Inst # 1998-06557

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this the 23rd day of February, 1998.

 (L.S.)
WILLIAM S. ETHEREDGE

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM S. ETHEREDGE**, a married man, d/b/a **ETHEREDGE CONSTRUCTION**, a sole proprietorship, 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 seal this the 23rd day of February, 1998.


Notary Public

Inst # 1998-06357

02/26/1998-06357
10:30 AM CERTIFIED
TALLADEGA COUNTY JUDGE OF PROBATE
002 HCD 45.00