

This instrument was prepared by

Holliman, Shockley &amp; Kelly

(Name) 2491 Pelham Parkway

Pelham, AL 35124

(Address)

Sent Tax Notice To:

Charles J. Wood

Patricia C. Wood

(Name) 270 Commanche Street  
Montevallo, AL 35115

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Two Thousand and no/100 Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we

Kirt J. Hall and wife Deborah Hall

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

Charles J. Wood and wife Patricia C. Wood

(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 65, according to the Survey of Indian Highlands, Third Addition, as recorded in Map Book 6 page 28 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

Inst # 1998-07305

03/03/1998-07305  
12:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE SNA 113.00

TO HAVE AND TO HOLD, to 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, we have hereunto set our hand(s) and seal(s), this 17<sup>th</sup> day of February, 19 98.

(Seal)

Kirt J. Hall

(Seal)

(Seal)

Deborah K. Hall

(Seal)

(Seal)

(Seal)

CME-20-8661 • 1998-07305

STATE OF ALABAMA  
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kirt J. Hall and wife Deborah Hall, 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 the 17<sup>th</sup> day of February, 19 98.



**RICK MASSIAM**  
My Comm Exp. 5/12/00  
Bonded By Service Ins  
No. 00000000  
[[ Primary Office ]]

Notary Public

Return to:

TO

WARRANTY DEED  
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

Recording Fee \$

Deed tax \$

1998-07305  
03/03/1998-07305  
12:47 PM CER 11715  
SHELBY COUNTY JUDGE OF PROBATE  
DOE SBA 113.00

This Form Furnished by

**LAND TITLE COMPANY OF ALABAMA**  
600 20th Street North  
Birmingham, Alabama 35203-2601  
(205) 251-2871