

SEND TAX NOTICE TO:

(Name) Stephen B. Hill

b

(Address) 25 Chelsea Village Lane
Chelsea, AL 35043

This instrument was prepared by

(Name) Thomas E. Norton, Jr. Attorney at Law

(Address) 2700 Highway 280 Ste 250E Birmingham, AL 35223

Form 1-13 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten dollars and other valuable consideration (\$10.00) DOLLARS

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

Larry T. Ard ~~an unmarried person~~, Valerie C. Ard and Annette G. Caterlinicchia
an unmarried person

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

Stephen B. Hill and Shawn M. Hill

(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 1 /and Lot 2 according to the Survey of Chelsea Village Estates,
as recorded in Map Book 13, Page 133, in the Office of the
Judge of Probate of Shelby County, Alabama. Mineral and m
ining rights are excepted herefrom.

1998-07730

03/05/1998-07730
02:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JUL 12 1998

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~~

see page 2 continuation

IN WITNESS WHEREOF, we have hereunto set OUR hands and seals, this 21st

day of October, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

see page 2 continuation

I, _____, a Notary Public in and for said County, in said State,

hereby certify that

whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily

on the day the same bears date.


Given under my hand and official seal this _____ day of _____, A. D. 19

Notary Public

inst # 1998-07730

GRANTEE(S), his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set his/her/their hand(s) and seal(s) on this the 21st day of October, 1994.

 (SEAL)
Larry T. Ard

 (SEAL)
Valerie C. Ard

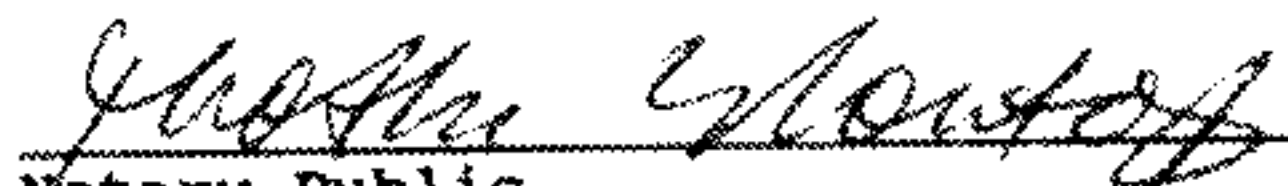
 (SEAL)
Annette G. Caterinicchia

STATE OF Alabama
Houston COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Larry T. Ard**, an unmarried person, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the within conveyance, that he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 1994.

(Affix Seal)

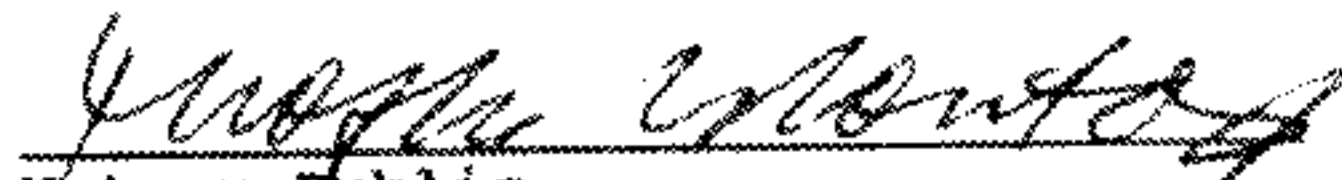

Notary Public
My commission expires: 1-24-99

STATE OF Alabama
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Valerie C. Ard**, an unmarried person, and **Annette G. Caterinicchia**, an unmarried person, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the within conveyance, that he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 1994.

(Affix Seal)


Notary Public
My commission expires: 1-24-99

This instrument was prepared by:
THOMAS E. NORTON, JR.
ATTORNEY AT LAW
2700 Highway 280, South,
Second Floor
Birmingham, Alabama 35223
Telephone: 870-1450

Inst # 1998-07730

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SHELBY COUNTY JUDGE OF PROBATE
002 MD 12.00