

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Steven Hanna
Cindy Hanna
4914 Windwood Circle
Birmingham, Alabama 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Four Hundred Twelve Thousand and 00/100 Dollars (\$412,000.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Barry James Rowland and wife, Sharon C. Rowland** (herein referred to as grantors) do grant, bargain, sell and convey unto **Steven Hanna and Cindy Hanna** (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 4, according to the Survey of Windwood Circle, as recorded in Map Book 6, page 154, in the Probate Office of Shelby County, Alabama,

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 60 foot building line, as shown by recorded map.
3. 20 foot Easement on rear and 10 foot easement on sides, as shown by recorded map.
4. Mineral and mining rights and rights incident thereto recorded in Volume 42, page 246, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 130 page 55, in the Probate Office of Shelby County, Alabama.
6. Restrictions or Covenants recorded in Misc. 20, page 294 and Misc 21, page 582, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Right of Way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Volume 309, page 385, in the Probate Office of Shelby County, Alabama.

\$157,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is sever terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the 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 hereunto set our hands and seals this 31st of March, 1998.

X Barry James Rowland (Seal)
Barry James Rowland

X Sharon C. Rowland (Seal)
Sharon C. Rowland

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry James Rowland and wife, Sharon C. Rowland 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 this day the same bears date.

Given under my hand and official seal this 31st day of March, 1998.

04/03/1998-11889
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 263.50

Notary Public
Affix Seal

68811-8661
1998-11889