

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Timothy P. Hines  
(Address) 2402 Chaulbrook Dr.  
Pelham, AL 35124

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th Street, B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA  
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --One Hundred Eight Thousand and 00/100-(\$108,000.00) DOLLARS

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

Elizabeth Diane Nesbitt, an unmarried woman and Patricia B. Daniel, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Timothy P. Hines and Marla R. Hines

(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 322, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$102,000.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Inst # 1998-20643

06/04/1998-20643  
11:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 14.50

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 hand(s) and seal(s), this 29th

day of May, 19 98

WITNESS:

(Seal)  
(Seal)  
(Seal)

Elizabeth Diane Nesbitt (Seal)  
Elizabeth Diane Nesbitt

Patricia B. Daniel (Seal)  
Patricia B. Daniel

STATE OF ALABAMA  
JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Diane Nesbitt and Patricia B. Daniel, both unmarried woman whose name is 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 29th day of May, A. D. 19 98

Notary Public