

SEND TAX NOTICE TO:

Mr. Deven S. Heathcock
327 St. Charles Way
Helena, AL 35080

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100...(\$10.00) Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **DEVEN S. HEATHCOCK**, An Unmarried Man (herein referred to as grantor), do grant, bargain, sell and convey unto **DEVEN S. HEATHCOCK and JOHN HERMAN HEATHCOCK, JR.** (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 91-A, according to a Resurvey of Lots 90 and 91, St. Charles Place, Magnolia Park, Phase 3, Sector 4, as recorded in Map Book 23, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 1998 and subsequent years, not yet due and payable.
2. Easements, Building lines, Restrictions, and Rights of Way of record.
3. Mineral and mining rights of record.

The entire purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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 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.

Inst # 1998-29433

08/03/1998-29433
11:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of July, 1998.



DEVEN S. HEATHCOCK

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DEVEN S. HEATHCOCK, An Unmarried Man**, 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 official seal this 28th day of July, 1998.


Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES 12/31/2000
SIGNED THIS 28th DAY OF JULY 1998

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