

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE
1629 11th Avenue South
Birmingham, Alabama 35205

NATALIE A. HILL
180 WOODBURY DRIVE
STERRETT, AL 35147

File #880568MTE

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED SEVENTY NINE THOUSAND SIX HUNDRED TWENTY FIVE DOLLARS and 00/100 (\$179,625.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **JIM WHITLEY CONSTRUCTION CO., INC., PRESIDENT** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **NATALIE A. HILL AND HUSBAND, RODNEY W. HILL** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama** to-wit:

LOT 511, ACCORDING TO THE MAP OF FOREST PARKS, 5TH SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 155 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. Restrictions, covenants and reservations of record.

\$154,600.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1998-44100

11/06/1998-44100
03:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CCH 36.50

IN WITNESS WHEREOF, the said GRANTOR JIM WENTLEY CONSTRUCTION CO., INC., by JIM H. WENTLEY, JR. its PRESIDENT, who is authorized to execute this conveyance, hereto set its signature and seal this the 23rd, day of October, 1998.

JIM WENTLEY CONSTRUCTION CO., INC.

 (SEAL)
JAMES H. WENTLEY, JR.,
PRESIDENT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that JAMES H. WENTLEY, JR. whose name as PRESIDENT of JIM WENTLEY CONSTRUCTION CO., INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 1998 .


Notary Public

My commission expires: 10-21-99

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