

This instrument was prepared by

Send Tax Notice To: James Marion Hamer &
name Donna W. Hamer
4727 Chablis Way
address
Birmingham, AL 35244

(Name) John L. Hartman, III
P. O. Box 846
(Address) Birmingham, AL 35201-0846

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-seven Thousand and no/100 (\$57,000)----- DOLLARS

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

James Marion Hamer, a married man

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

James Marion Hamer and Donna W. Hamer

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description.

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DEAN CURT JOSE F. HENRY
17.30

The property described above ~~does not~~ constitute the ~~homestead~~ of the mortgagor herein.

The entire purchase price recited above has been 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 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, I have hereunto set my hand(s) and seal(s), this 6th day of January, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

James Marion Hamer (Seal)
James Marion Hamer (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that James Marion Hamer, a married 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 6th day of January A. D., 1999

John L. Hartman, III Notary Public.

EXHIBIT "A"

A parcel of land being part of Lots 8 & 7 of Block 2 of Glasscock's Spring Creek Subdivision in Shelby County, Alabama being more particularly described;

Commence at the Northwest corner of said Lot 8 thence S 04° 30' E 127.6' more or less along the west line of the SE¼ of the NE¼ of Section 12, Township 24 N, Range 15 E, Shelby County, Alabama to the 397 contour line as established by the Alabama Power Company said point being an iron pin and the P.O.B.; thence S 41° 42' 00" E 77.55' to an iron pin; thence N 64° 03' 13" E 20.01' to an iron pin; thence N 42° 12' 03" E 26.98' to an iron pin; thence N 18° 29' 37" E 32.15' to an iron pin; thence N 00° 11' 26" E 58.88' to an iron pin on said 397 contour line as established by the Alabama Power Company; thence along the meanderings of said 397 contour a chord of S 58° 27' 26" W 115.10' to the P.O.B.

Said described parcel of land lies in the SE¼ of the NE¼ of Section 12, T-24-N, R-15-E, Shelby County, Alabama.

An access easement more particularly described;

Commence at the P.O.B. of the above described parcel of land thence S 41° 42' 00" E 77.55' to an iron pin that is the P.O.B. "A" of said easement; thence S 25° 52' 45" E 195.06' to an iron pin on the northerly R.O.W. of Highway #403 (60' R.O.W.); thence along said Northerly R.O.W. N 41° 26' 00" E 21.72' to an iron pin; thence leaving said Northerly R.O.W. N 25° 43' 07" W 186.94' to an iron pin; thence S 64° 03' 17" W 20.01' to the P.O.B. "A".

Said described easement lies in the SE¼ of the NE¼ of Section 12, T-24-N, R-15-E, Shelby County, Alabama.

Inst # 1999-01363

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SHELBY COUNTY JUDGE OF PROBATE
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