

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: MARCUS LAFAYETTE HICKSON, III  
name  
1004 OAK TREE ROAD  
address  
BIRMINGHAM, ALABAMA 35244

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

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE HUNDRED TWENTY THREE THOUSAND AND NO/100 DOLLARS (\$323,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
KENNETH L. HOSTLER AND WIFE, LISA H. HOSTLER

(herein referred to as grantors) do grant, bargain, sell and convey unto MARCUS LAFAYETTE HICKSON, III AND WIFE,  
NANCY DORMAN-HICKSON

(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 3101 ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 31ST ADDITION AS  
RECORDED IN MAP BOOK 18, PAGE 122 IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1999 AND THEREAFTER.

EASEMENTS, BUILDING LINE AND RESTRICTIONS AS SET OUT ON RECORD MAP.

RESTRICTIONS IN MISC. VOLUME 14, PAGE 536; MISC. VOLUME 17, PAGE 550 AND MISC.  
VOLUME 34, PAGE 549.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY IN INST# 1995-12817.

RESTRICTIONS, CONDITIONS, LIMITATIONS, MINERALS AND MINING RIGHTS AND RELEASE  
OF DAMAGES CONTAINED THEREIN IN INST# 1996-16114.

MINERALS AND MINING RIGHTS AND RIGHTS INCIDENT THERETO IN VOLUME 127, PAGE  
140.

\$150000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

**03/15/1999-10870**  
**01:08 PM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**001 CRN 181.50**

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 10th  
day of March, 19 99.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Kenneth L. Hostler (Seal)  
Lisa H. Hostler (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
KENNETH L. HOSTLER AND WIFE, LISA H. HOSTLER  
whose name(s) 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 10th day of March, A.D. 1999

GENE W. GRAY, JR.

Notary Public