

This instrument was prepared by

(Name) Corley, Moncus & Ward, P.C.

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Send Tax Notice To: Charles W. Hartsfield
name
5399 Harvest Ridge Lane
address
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIVE THOUSAND AND NO/100-----
DOLLARS (\$205,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Greg Evans and wife, Lona Evans

(herein referred to as grantors) do grant, bargain, sell and convey unto Charles W. Hartsfield and wife, Jennifer E. Hartsfield

(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 23, according to the Survey of Meadow Brook, 14th Sector, as
recorded in Map Book 9, Page 82, in the Probate Office of Sheby
County, Alabama

Inst # 1999-13001

03/29/1999-13001
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WMS 35.50

\$159,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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, we have hereunto set our hand(s) and seal(s), this 23rd
day of March, 19 99

(Seal)

(Seal)

(Seal)

Greg Evans
Greg Evans (Seal)

Lona Evans
Lona Evans (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that
Greg Evans and wife, Lona Evans
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 them executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 23rd day of March, A.D. 1999

Claude M. Moncus

Notary Public