

SEND TAX NOTICE TO:
Kevin Maguire

(Name) Glenda Conway
210 Hidden Valley Drive

(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway

(Address) Pelham, AL 35124

Form 1-2-5 Rev. 1/88

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNIFIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifty-Three Thousand and no/100 DOLLARS

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

Richard T. Hale and wife Dale Hale

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

Kevin Maguire and Glenda Conway

(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 3, Block 1, according to the Survey of Hidden Valley Estates, as recorded in Map Book 6, page 36, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 122,400.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-24059

06/08/1999-24059

01:23 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 1999 19.30

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/we have hereunto set BY/OUR hands and seals, this 27th

day of May, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Richard T. Hale (Seal)
Richard T. Hale
Dale Hale (Seal)
Dale Hale

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard T. Hale and wife Dale Hale whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th

day of May

A D. 19 99

James R. Holliman
3-12-2001