

SEND TAX NOTICE TO:
Joseph Todd Hamilton
(Name) Melinda Jean Hamilton
319 Stonacraft Circle
(Address) Helena, AL 35080

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Palham Parkway
(Address) Palham, AL 35124

Form 1-45 Rev. 1998
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAJOR CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Forty-Nine Thousand, Nine Hundred and no/100----- DOLLARS

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

David Cooch, a married person

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

Joseph Todd Hamilton and Melinda Jean Hamilton

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 305, according to the Survey of Phase I, Fieldstone Park, Third Sector, as recorded in Map Book 18, page 113, 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.

\$ 145,400.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The property herein being conveyed does not constitute the homestead of the grantor or his spouse.

Inst # 1999-24104

06/08/1999-24104
02:36 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
13.00

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 grantor 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 MY/OUR hand(s) and seal(s), this 28th


day of May, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)


David Cooch (Seal)


(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Cooch, a married person 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 28th day of May, A. D. 19 99


3-12-2001
Notary Public