

This instrument was prepared by

Send Tax Notice To: Weyman Dorsett

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

name

240 Jasmine Drive

address

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

Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY NINE THOUSAND AND NO/100 DOLLARS (\$89,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Timothy David Garner and wife, Hallie Garner

(herein referred to as grantors) do grant, bargain, sell and convey unto Weyman Dorsett, a single person and Carey R. Huff, a married person and Elizabeth A. Huff, a single person

(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 38, according to the Survey of The Meadows, Plat 2, as recorded in Map Book 20, Page 17, in the Probate Office of Shelby County, Alabama.

Inst # 1999-30369

07/20/1999-30369
01:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CM 19.50

\$92,952.00

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 15th day of July, 19 99

(Seal)

Timothy David Garner (Seal)
Hallie Garner (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 Timothy David Garner and wife, Hallie Garner 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 15th day of July, A.D. 19 99

Claude M. Moncus
12/28/99

Notary Public