

SEND TAX NOTICE TO:

(Name) Bruce Hamilton

(Address) 325 Brandy Ln
Hapeville Ala 35078

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby

_____ COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

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

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

Roland H. Henson, a Married man

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

Bruce O. Hamilton and Regennia D. 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 18, according to the Survey of Clearview Estates, Second Sector, as recorded in
Map Book 23 Page 163 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way
and permits of record.

\$127,945.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR
RESPECTIVE SPOUSES.

Inst # 1999-30965.

07/26/1999-30965
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 10.00

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 grantee herein
survives the other, the entire interest in the 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 HEREOF, I _____ have hereunto set my _____ hand(s) and seal(s), this 23
day of July, 1999.

WITNESS:

(Seal)

Roland H. Henson
Roland H. Henson

(Seal)

(Seal)

(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 Roland H. Henson

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily

on the day the same bears date.

23

day of July

99

Given under my hand and official seal this _____

day of

Notary Public

My Commission Expires: 10/16/2000