

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

Timothy S. Hamner & Marilyn A. Hamner
188 Stonehaven Drive
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Forty One Thousand, Nine Hundred and 00/100 Dollars (\$141,900.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **H & T Home Builders, Inc.**, (hereinafter referred to as Grantor whether one or more), does hereby grant, bargain, sell and convey unto, **Timothy S. Hamner and wife, Marilyn A. Hamner** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 4, according to the Survey of Stonehaven, Second Addition, as recorded in Map Book 25, page 7, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1999 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

Note: \$134,805.00 of the purchase price was paid with mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

And H & T Home Builders, Inc. does for itself, and for its successors and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that H & T Home Builders, Inc. has a good right to sell and convey the same as aforesaid; that H & T Home Builders, Inc. will and its successors and assigns shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, H & T Home Builders, Inc. has hereunto set its hand and seal
this 25 day of July, 1999.

H & T HOME BUILDERS, INC.

Bill Hamm

By: Bill Hamm
Its President

State of Alabama)

Shelby County)

I, Stephen D. Keith, a Notary Public, in and for said County in said State, hereby certify that **Bill Hamm** whose name as President of **H & T Home Builders, Inc.**, a corporation, 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 as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 29th Day of July, 1999.

My Commission expires: 3/21/2000

SD Keith
Notary Public

08/03/1999-32437

10:38 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 16.00

1051 1999-32437