

This instrument was prepared by

Send Tax Notice To:

Wilburn Hester

(Name) Larry L. Halcomb, Attorney at Law

name
1748 King James Drive
address
Alabaster, Alabama 35007

(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty Nine Thousand and no/100 (129,000.00)-----Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Michael B. Marsn and wife, Yvonne M. Marsh
(herein referred to as grantors) do grant, bargain, sell and convey unto
Wilburn Hester & Norma Hester

(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 2, according to the survey of King's Meadow, Second Sector, as recorded in Map Book 9, page 1b8, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1999.

Subject to restrictions, easements, rights of way and building lines of record, if any.

\$ 60,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantors make no warranty of title as to minerals and mining rights.
Inst # 1999-32795

08/05/1999-32795
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 77.50

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 30th day of July, 19 99.

(Seal)

(Seal)

(Seal)

Michael B. Marsh (Seal)
Yvonne M. Marsh (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Michael B. Marsh and wife, Yvonne M. Marsh, 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 30th day of July, A.D., 19 99

My Commission Expires
January 21, 2002

Larry L. Halcomb
Notary Public