

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 N. 18TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:

Mr. Lyle B. Herring
5186 Red Oak Way
Bklyn, AL 35242

Inst. # 1999-37471

09/07/1999-37471
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE & CLERK
001 148 13.58

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of --One Hundred Fifty Four Thousand Nine Hundred & 00/100---
(\$154,900.00)

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

Robert S. Hereford and wife, Stefanie Hereford
(herein referred to as grantors) do grant, bargain, sell and convey unto
Lyle B. Herring and Stella L. Herring
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following
described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 17, according to the Survey of Meadow Brook, 9th Sector, as recorded
in Map Book 8, page 150, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,
if any, of record.

Subject to ad valorem taxes for the current tax year.

\$150,253.00 of the consideration recited above was paid from a mortgage loan
executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEEES 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 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 GRANTEEES, 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 GRANTEEES, 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 27th
day of August, 1999.

Robert S. Hereford (Seal) Stefanie Hereford (Seal)
STATE OF ALABAMA) Robert S. Hereford Stefanie Hereford
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that Robert S. Hereford and wife, Stefanie Hereford
whose name(s) 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,
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, 1999.

NOTARY PUBLIC