

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Jeffrey P. Halvorson
60 Sharpsburg Circle
(Address) Calera, Alabama 35040

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 Five Hundred and no/100----- DOLLARS

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

Jeffrey P. Halvorson and wife, Karron W. Halvorson; and Gloria S. Halvorson, a married woman

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

Jeffrey P. Halvorson and wife, Karron W. Halvorson

(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 Amended Map of Ivanhoe as recorded in Map Book 6, Page 70, 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.

Also subject to that certain mortgage to First Alabama Bank, dated October 13, 1995, recorded as Instrument #1995-30619, in Probate Office.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GLORIA S. HALVORSON, OR OF HER SPOUSE.

Inst # 1999-38004

09/10/1999-38004
09:02 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
9.10

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 WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 1st

day of September, 1999

WITNESS:

[Signature] (Seal)
____ (Seal)
____ (Seal)

[Signature] (Seal)
Jeffrey P. Halvorson (Seal)
Karron W. Halvorson (Seal)
Gloria S. Halvorson (Seal)
Gloria S. Halvorson

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeffrey P. Halvorson, Karron W. Halvorson, and Gloria S. Halvorson whose name is 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 1st day of September, A. D., 19 99

[Signature]
Notary Public, Alabama State At Large
My Commission Expires Jan 23 2001

Notary Public