

SEND TAX NOTICE TO:

(Name) Robert Scott Hereford
6260 Eagle Point Circle
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Patricia K. Martin, PC

2090 Columbiana Rd.

(Address) Birmingham, Al. 35216

Form 1-17 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two hundred ninety-six thousand and no/100 (\$296,000.00) Dollars

to the undersigned grantor, Holsombeck Builders, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Robert Scott Hereford and Stefanie Hereford

(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 1114, according to the Survey of Eagle Point, 11th Sector, as recorded in Map Book 24, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$222,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$44,400 of the above mentioned purchase price was paid for from a second mortgage which is second and subordinate to the first mortgage and which was closed simultaneously herewith.

Inst • 1999-41034

10/04/1999-41034
09:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 38.50

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

IN WITNESS WHEREOF, the said GRANTOR, by its President, Stan Holsombeck who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2 day of September 19 99

ATTEST:

HOLSOMBECK BUILDERS, INC.

By Stan Holsombeck
STAN HOLSOMBECK President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Stan Holsombeck whose name as President of Holsombeck Builders, Inc.

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 official seal, this the

2

day of

September

1999

Patricia K. Martin
Notary Public