

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Douglas M. Hantak

name

2107 Ridgedale Drive

address

Birmingham, AL 35244

1999-48553

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SEVENTY SEVEN THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$177,200.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard Taylor Shiflett and wife, Cecile Ann Shiflett

(herein referred to as grantors) do grant, bargain, sell and convey unto Douglas M. Hantak and wife, Randi K. Hantak

(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 7, according to the Survey of Riverchase West-Dividing Ridge, First Addition, as recorded in Map Book 7 page 3 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for year 2000.

Subject to Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase; easements as shown by recorded plat; and agreement with Alabama Power Company, of record.

\$ 159,450.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

12/01/1999-48553
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
26.50

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 grantee 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 29th day of November, 19 99

(Seal)

(Seal)

(Seal)

Richard Taylor Shiflett (Seal)
Richard Taylor Shiflett

Cecile Ann Shiflett (Seal)
Cecile Ann Shiflett

(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 Richard Taylor Shiflett and wife, Cecile Ann Shiflett 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 29th day of November, A.D., 19 99

Larry L. Halcomb

Notary Public