

4986

---

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

HOLLINS J. HILYER  
222 CHANDLER LANE  
ALABASTER, AL 35007

Inst # 1999-49724

12/09/1999-49724  
09:04 AM CERTIFIED  
SHELBY COUNTY JUDGE J. BOWEN

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED and 00/100 (\$159,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM E. BARTLEY and SHARON J. BARTLEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HOLLINS J. HILYER and NORMA JEAN HILYER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 146, ACCORDING TO THE SURVEY OF WEATHERLY CHANDLER, SECTOR 16, AS RECORDED IN MAP BOOK 19, PAGE 151 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 20-FOOT BUILDING SETBACK LINE FROM CHANDLER LANE AND 10-FOOT EASEMENT ON REAR OF SAID LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED INSTRUMENT #1995-13054.
4. NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS AND UTILITIES AS SET OUT AS INSTRUMENT #1993-37546 AS ASSIGNED TO INSTRUMENT #1993-40410; INSTRUMENT #1999-39001; INSTRUMENT #1993-39916 AS ASSIGNED IN INSTRUMENT #1993-40411.

**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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, WILLIAM E. BARTLEY and SHARON J. BARTLEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of November, 1999.

  
WILLIAM E. BARTLEY

  
SHARON J. BARTLEY

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM E. BARTLEY and SHARON J. BARTLEY, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of November, 1999.

  
Notary Public

My commission expires:

7/1/02

Inst # 1999-49724

12/09/1999-49724  
09:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HHS 171.00