

SEND TAX NOTICE TO

Name M. J. Hardy, Sr.

This instrument was prepared by

Address 2631 Chandalar Lane
Pelham, AL 35124

(Name) William H. McGowen, Attorney at Law

(Address) 924 Montclair Road, Suite 116, Birmingham, AL 35213

FM No. ATC 37 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred and no/100 (\$100.00) DOLLARS

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

M. J. Hardy, Sr., Frances Hardy and Edith L. Haley

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

M. J. Hardy, Sr. and Frances Hardy

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 64, according to the Map of Chandalar South, First Sector,
as recorded in Map Book 5, Page 106, in the Office of the Judge
of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any of record.

Inst # 1999-51785

12/23/1999-51785
09:29 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

801 NBS 5.00

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 (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 hands and seals, this 18th

day of May, 19 99

WITNESS:

(Seal)

(Seal)

(Seal)

M. J. Hardy, Sr. (Seal)

Frances Hardy (Seal)

Edith L. Haley (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

State of Alabama at Large

I, Charles L. Rosey, a Notary Public in and for the State of Alabama, do hereby certify that M. J. Hardy, Sr. and wife Frances Hardy and Edith L. Haley, a widow

whose name 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 executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 18th day of April May, A. D. 19 99

Charles L. Rosey
Notary Public