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(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:

ROY A. HALLMARK
104 OAK STREET
MAYLENE, AL 35114

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 2000-18551

06/06/2000-18551

08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
FOR MS 69.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED and 00/100 (\$127,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LINDA M. JOHNSON, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROY A. HALLMARK and JOYCE A. HALLMARK, 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 14, ACCORDING TO THE SURVEY OF WOODLAND HILLS SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 90 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. 35 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ON REAR SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS AS SHOWN ON RECORDED MAP.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN SHELBY DEED 277, PAGE 20.
6. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 2, PAGE 874 AND MISC BOOK 31, PAGE 490.
7. RIGHT OF WAY GRANTED TO SHELBY COUNTY, ALABAMA RECORDED IN SHELBY DEED 154, PAGE 491.

\$69,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, LINDA M. JOHNSON, AN UNMARRIED PERSON have hereunto set his, her or their signature(s) and seal(s), this the 30th day of May, 2000.



LINDA M. JOHNSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LINDA M. JOHNSON, 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 May, 2000.


Notary Public

My commission expires: 7/11/02

Inst • 2000-18551

06/06/2000-18551
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
802 115 69.50