

SEND TAX NOTICES TO:
DENNIS RICHARD HAMBY, SR.
MARY D. HAMBY
4029 WATER WILLOW LANE
BIRMINGHAM, AL 35244

Inst # 2000-30046

08/31/2000-30046
WARRANTY DEED 12:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 12.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Fifty-Three Thousand and no/100 Dollars (\$ 353,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **DAVID C. TANNER AND WIFE, KATHY J. TANNER** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **DENNIS RICHARD HAMBY, SR. AND MARY D. HAMBY**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 3014, according to the Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13, page 88 A and B, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2000 and subsequent years not yet due and payable.

\$ 353,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR does for themselves, their heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 23rd day of August, 2000.


(GRANTOR) **DAVID C. TANNER**


(GRANTOR) **KATHY J. TANNER**

STATE OF LOUISIANA
East Baton Rouge COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David C. Tanner, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of August, 2000.

Genie M. Yander
NOTARY PUBLIC:
My Commission Expires: at death

STATE OF LOUISIANA
East Baton Rouge COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy J. Tanner, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of August, 2000.

Genie M. Yander
NOTARY PUBLIC:
My Commission Expires: at death

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

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