

This instrument was prepared by:

Shelly Moss
Shelly Moss, LLC
300 Union Hill Drive
Birmingham, Alabama 35209

Send tax notice to:

Traci Jo H. & William E. Hill
1377 Dearing Downs Circle
Helena, Alabama, 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten and other good and valuable consideration and 00/100 Dollars (\$10.00)** to the undersigned grantor(s) in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we,

Traci Jo H. Hill and her husband William E. Hill

(hereinafter referred to as "Grantor(s)") do grant, bargain, sell and convey unto

Traci Jo H. Hill and William E. Hill

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 24, according to the Survey of Dearing Downs
Third Addition, as recorded in Map Book 8, page 15, in
the Probate Office of Shelby County, Alabama**

Traci Jo H. Hill is one and the same person as Traci Jo Hutcheson. All of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2002 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD unto 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have set my/our hand(s) and seal(s), this 21st day of January, 2002.



Traci Jo H. Hill (Seal)



William E. Hill (Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Traci Jo H. Hill and William E. Hill 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, 2002.
Inst. # 2002-06010

02/05/2002-06010
08:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 12.00

Notary Public: 
My Commission Expires: 11/15/05

